



**£120,000**  
leasehold

**Abercynon Road,  
Abercynon CF45 4NG**

- EPC Rating: Awaited
- Council Tax B
- Two reception rooms
- Prime location
- Nearby public transport links





## About The Property

Presenting a charming terraced property, now available for sale. This delightful residence is in good condition, offering a comfortable and versatile living space that is ideal for families and couples alike.

The property boasts two well-proportioned reception rooms, perfect for entertaining or creating separate spaces for work and relaxation.

There are three bedrooms in the property, offering a variety of options for sleeping arrangements or potential office space. The house also includes one bathroom, well-maintained and perfect for a busy family's needs.

Nestled in a prime location, this house is perfect for those wanting to stay connected. With public transport links nearby, commuting to the city centre or further afield is straightforward. For families, the proximity to local schools makes the morning rush a little easier.

Moreover, local amenities are just a stone's throw

## Accommodation

### Entrance Hallway

Door to front access to living accommodation and first floor

### Lounge

22' 1" Max x 11' 11" Max ( 6.73m Max x 3.63m Max )  
 Access to dining room

### Dining Room

15' 1" Max x 8' 5" Max ( 4.60m Max x 2.57m Max )  
 Access to lean to kitchen

### Lean To Kitchen

10' x 4' 11" ( 3.05m x 1.50m )

### First Floor Landing

Access to bedrooms and bathroom

### Bedroom One

11' 7" x 8' 1" Max ( 3.53m x 2.46m Max )

### Bedroom Two

9' 4" Max x 8' 10" ( 2.84m Max x 2.69m )

### Bedroom Three

8' 8" x 6' 8" ( 2.64m x 2.03m )

### Bathroom

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Property Ref: ABD100282 - 0002

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.