



**Aberdare Road, Abercynon,
Rhondda Cynon Taf, CF45 4NY**

**FOR SALE
£160,000**



- **FOUR BEDROOMS**
- **DOWNTSAIRS BATHROOM**
- **SOUGHT AFTER LOCATION**



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Property Description

A rare and exceptional opportunity to acquire this beautifully recently redecorated four-bedroom terraced home in the sought-after location of Abercynon. The property has been carefully upgraded to a high standard, with quality finishes and luxurious carpets throughout, creating a modern, stylish, and comfortable home. All four bedrooms remain generously proportioned, making this a rare find in the area.

The accommodation is bright and airy, featuring a welcoming entrance porch and a spacious lounge with dual-aspect windows and a marble-effect fireplace, perfect for relaxing or entertaining. The kitchen has been thoughtfully fitted with contrasting base and wall units, a built-in oven and hob, and provides direct access to the ground floor bathroom, which includes a contemporary three-piece suite with tiled flooring and spotlights. Upstairs, the four bedrooms are complemented by the landing with attic access, and the home enjoys attractive views of the surrounding mountainside, adding real charm and character.

Thoughtful improvements and contemporary touches throughout give the home a welcoming, move-in ready feel, offering versatile living space for families, professionals, or anyone needing extra room.

Set within walking distance of Abercynon village, residents benefit from local shops, a GP surgery, schools, and the train station. The A470 is a short drive away, providing easy commuting links, while the area also offers a modern sports and leisure centre, parks, and the scenic Taff Trail for walking and cycling — perfect for an active lifestyle.

ENTRANCE PORCH

A welcoming introduction to the home, accessed via a modern composite front door. The space features smooth emulsion walls and ceiling, complemented by an eye-catching tiled floor that adds character and style. A built-in cupboard neatly houses the electric meter and fuse board, keeping the space practical and tidy. A power point is installed, and a door leads through to the lounge.



LOUNGE

6.36 m x 4.49 m

A spacious and inviting reception room, beautifully presented with smooth emulsion walls and ceiling with coving, complemented by soft, plush carpeting underfoot. The room enjoys excellent natural light from uPVC windows to both the front and rear aspects, with the front window offering lovely views of the surrounding mountains. A marble-effect fireplace with coal-effect fire provides an attractive focal point, creating a cosy atmosphere. Two radiators and ample power points are installed, while a useful under-stairs storage cupboard adds practicality. A door leads through to the kitchen.



KITCHEN

3.18 m x 2.78 m

A well-appointed kitchen fitted with a range of base and wall units, stylishly contrasted with green base units and wood-effect wall units, complemented by coordinating work surfaces. The kitchen is equipped with a built-in oven and hob with extractor above, along with a stainless steel sink unit. Smooth emulsion ceiling with coving and smooth emulsion walls, with tiled splashback areas for practicality. Tiled flooring runs throughout, while a radiator and multiple power points are installed. A uPVC window to the side aspect allows natural light into the space, and a door provides access to the exterior. A further door leads through to the bathroom.



DOWNSTAIRS BATHROOM

3.41 m x 1.91 m

Fitted with a three-piece suite comprising bath, W.C. and wash hand basin. The room features a smooth emulsion ceiling with recessed spotlights, while the walls are finished in a combination of tiling and smooth emulsion for a clean, modern feel. Tiled flooring runs throughout, with a radiator installed for comfort. uPVC windows to the rear and side aspects with frosted glass provide natural light while maintaining privacy, and an extractor fan is fitted for ventilation



LANDING

A bright and well-presented landing featuring smooth emulsion walls and ceiling with coving, complemented by soft, plush carpet flooring underfoot. Attic access is provided, and doors lead through to four well-proportioned bedrooms.



BEDROOM 1

3.46 m x 2.90 m

A well-proportioned principal bedroom featuring smooth emulsion walls and ceiling with coving, complemented by soft plush carpet flooring. Radiator and multiple power points are installed. A door opens into a built-in cupboard which has been cleverly utilised as a walk-in wardrobe, providing excellent hanging and storage space with tiled flooring and smooth emulsion walls and ceiling. A uPVC window to the front aspect allows for good natural light.



BEDROOM 2

3.45 m x 2.67 m

Another well-proportioned bedroom featuring smooth emulsion walls and ceiling, complemented by soft plush carpet flooring. Radiator and power points are installed. A built-in cupboard houses the combi boiler. A uPVC window to the rear aspect allows for good natural light.



BEDROOM 3

2.89 m x 1.90 m

A comfortable bedroom featuring smooth emulsion walls and ceiling with coving, complemented by soft plush carpet flooring. Radiator and power points are installed. A built-in cupboard with hanging rail provides practical storage space. uPVC window to the rear aspect allows natural light to fill the room.



BEDROOM 4

3.00 m x 1.72 m

A well-presented bedroom featuring smooth emulsion walls and ceiling with coving, complemented by soft plush carpet flooring. Radiator and power points are installed. uPVC window to the front aspect allows natural light to fill the room.



EXTERIOR

To the front, the property benefits from a forecourt accessed via steps, offering attractive views of the surrounding mountains. The area features a strip of patio slabs with decorative shrubs either side, providing a low-maintenance and welcoming frontage.



The rear garden is arranged over two tiers, accessed via concrete steps. The first tier is laid with a patio, ideal for outdoor seating and entertaining, while the second tier gently slopes and is laid with lawn, offering a versatile outdoor space. A brick-built storage shed provides practical storage, though it may benefit from some TLC. A wooden gate at the rear offers access to the lane beyond.









EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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