



**Greenfield Terrace, Abercynon.  
CF45 4TL**

**FOR SALE  
£235,000**



- **MODERN, MOVE IN READY HOME**
- **STYLISH INDOOR AND OUTDOOR LIVING**
- **COVETED LOCATION**



**3**



**2**



**1**



## **Property Description**

This beautifully presented end-of-terrace home has been thoughtfully modernised throughout to an exceptional standard, offering contemporary living that effortlessly blends style, comfort, and practicality. From the moment you arrive, the sleek anthracite grey composite front door hints at the quality within, opening into a bright and airy dining space that flows seamlessly into the heart of the home—the stunning kitchen. Fitted with stylish grey gloss units, a central island, integrated appliances, and a rear door opening onto the garden, this space has been designed for both everyday family life and entertaining in style.

The lounge offers a separate yet connected living area, flooded with natural light through uPVC sash-style windows to the front and large rear bifold doors, which open onto a generous patio and artificial lawn. This creates a seamless indoor-outdoor connection, perfect for relaxing, entertaining, or enjoying the summer sun. A feature media wall with built-in fire provides a contemporary focal point, combining warmth and elegance.

Upstairs, the accommodation is equally impressive. The principal bedroom is a luxurious L-shaped retreat, complete with a walk-in wardrobe and sleek en-suite bathroom. Two further well-proportioned bedrooms provide comfortable living for family or guests, with bedroom three also offering attic access to a fully boarded storage area. A stylish family bathroom completes the first-floor accommodation.

Externally, the rear garden has been thoughtfully finished to a high standard, with a porcelain-tiled patio, artificial lawn, and fully enclosed rendered walls providing privacy and a sophisticated backdrop for outdoor living. The space is accessible from both the kitchen and lounge, allowing a natural flow for entertaining or relaxing with family.

Situated in a highly sought-after location, the property is within easy reach of local shops, the train station, GP surgery, primary schools, and just a short stroll from the leisure centre. Outdoor enthusiasts will appreciate being close to the Taff Trail, ideal for walking, cycling, or enjoying the countryside on your doorstep. For commuters, the A470 is just moments away, providing quick and convenient access to the surrounding areas. This exceptional home combines modern style, thoughtful design, and high-quality finishes, offering the perfect balance of comfort, practicality, and lifestyle. Move in and enjoy everything this stunning property has to offer—spacious interiors, seamless indoor-outdoor living, and a location that truly has it all.

## **DINING ROOM**

8.49 m x 4.81 m

Measurements cover the dining and kitchen, flowing as one space. Step inside this stunning home via a sleek anthracite grey composite front door, opening directly into a beautifully presented dining area finished with smooth emulsion walls, tiled flooring and a bright airy feel. The dining space also benefits from built-in cupboards to the alcove, adding both character and practical storage and flows seamlessly into the modern kitchen, creating a superb open-plan layout ideal for both everyday living and entertaining.

A staircase with contemporary glass balustrade leads to the first floor, while the vendor has cleverly incorporated push-to-open storage within the stairs, along with a useful under-stairs cupboard.

An oak and half-glazed door leads through to the inviting lounge, offering a separate yet connected living space.

uPVC sash-style windows to the front allow natural light to pour in, enhancing the stylish and high-quality finish found throughout this impressive home.



## **KITCHEN**

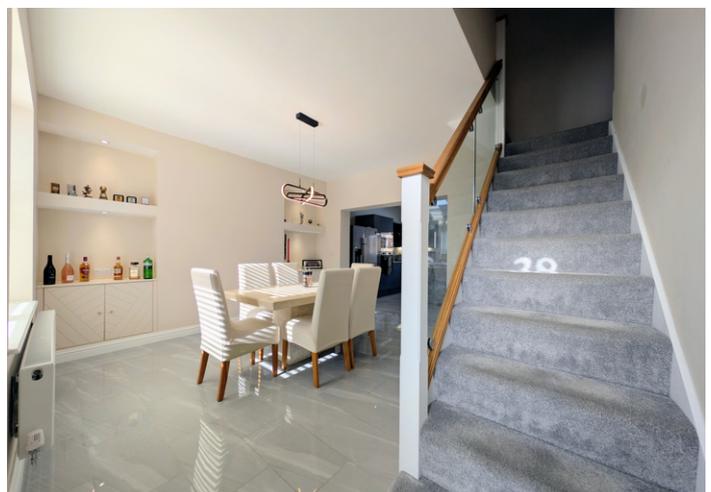
Flowing seamlessly from the dining area, this truly stunning kitchen is a standout feature of the home. Fitted with an extensive range of sleek grey gloss wall and base units, complemented by stylish work surfaces, the space is centred around a matching island with additional storage beneath—perfect for both everyday use and entertaining.

Integrated appliances include a dishwasher and washing machine, alongside a built-in oven, microwave, hob and contemporary angled extractor hood. The kitchen is beautifully finished with tiled flooring, smooth emulsion walls and ceiling with sunken spotlights, creating a bright and modern feel, further enhanced by stylish modern grey radiators.

Further benefits include ample power points and a tall larder-style cupboard housing the combi boiler. An oak door leads to the downstairs W.C., while a uPVC window and door open onto the rear garden, allowing natural light to flood the space.

## **DOWNSTAIRS W.C.**

The stylish downstairs W.C. features a contemporary vanity unit with basin and W.C., complemented by a modern vertical radiator. Finished with smooth emulsion walls and ceiling with sunken spotlights and elegant tiled flooring, this space combines functionality with a sleek, modern design.



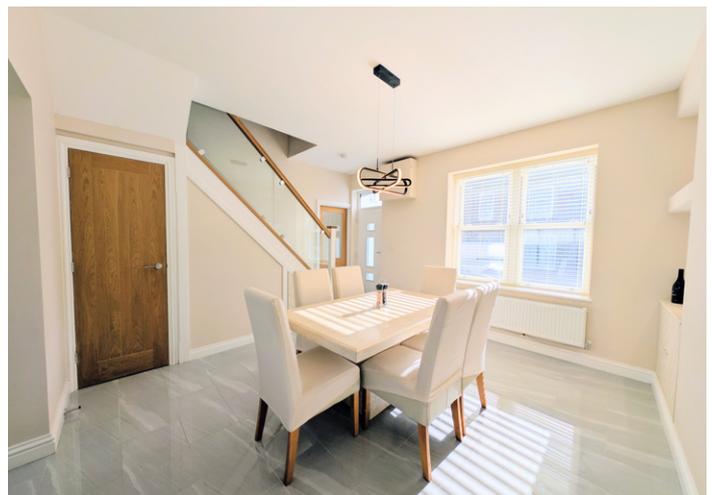
## **LOUNGE**

5.84 m x 3.54 m

This beautiful lounge is a bright and inviting space, finished to the highest standard. Smooth emulsion walls and ceiling create a crisp, contemporary backdrop, while luxury LVT flooring adds warmth and style underfoot. The feature media wall with built-in fire serves as a striking focal point, perfectly blending modern design with a cozy ambience.

Ample power points and a radiator ensure practicality, while natural light floods the room through a charming uPVC sash-style window to the front. At the rear, large bifold doors open seamlessly to the exterior space, creating a stunning connection between indoor and outdoor living—perfect for relaxing or entertaining.

Stylish, functional, and full of natural light, this lounge is both a statement space and a comfortable retreat in this exceptional home.



## **LANDING**

The bright landing features smooth emulsion walls and ceiling, with soft carpeted flooring underfoot. Doors lead off to three well-proportioned bedrooms and the stylish upstairs bathroom, creating a central, practical hub for the first-floor accommodation.



## **FAMILY BATHROOM**

2.49 m x 1.90 m

The stylish family bathroom features a bath with a thermostatic bar shower and dual shower heads, a W.C., and a contemporary wash hand basin fitted into a vanity unit. The space is finished with vinyl flooring, tiled walls and a smooth emulsion ceiling, complemented by a chrome towel radiator. A rear-facing uPVC window with frosted glass allows natural light to fill the room while maintaining privacy, combining modern design with practical functionality.



## **BEDROOM 1**

4.42 m x 3.98 m

A beautifully proportioned L-shaped principal bedroom, offering a luxurious retreat with a walk-in wardrobe and en suite. Smooth emulsion walls and ceiling with sunken spotlights provide a crisp, contemporary backdrop, while soft carpet flooring adds comfort underfoot.

Two uPVC sash-style windows to the front flood the room with natural light, enhancing the bright and airy feel. A radiator and multiple power points ensure practicality, while an elegant oak door leads to the spacious walk-in wardrobe, completing this stylish and functional en-suite.

## **WALK IN WARDROBE**

1.92 m x 1.67 m

The spacious walk-in wardrobe features smooth emulsion walls and ceiling with sunken spotlights, and soft carpeted flooring underfoot. Power points are thoughtfully positioned for convenience and an elegant oak bifold door provides direct access to the en suite, combining practicality with a sleek, contemporary design.

## **EN-SUITE**

1.73 m x 1.68 m

The luxurious en-suite features a large walk-in shower with thermostatic bar shower and dual heads, complemented by a W.C. and stylish wash hand basin. Smooth emulsion ceiling and a sophisticated combination of tiled and emulsion walls enhance the modern, elegant feel. Vinyl flooring provides practicality without compromising style, while a black wall-mounted towel radiator adds a contemporary touch. A uPVC window to the rear, with frosted glass, allows natural light to fill the space while ensuring privacy, completing this sleek and functional en-suite.

## **BEDROOM 2**

3.70 m x 3.07 m

This generously proportioned bedroom is finished to a high standard, with smooth emulsion walls and ceiling complemented by recessed spotlights. Soft carpet flooring adds comfort underfoot, while a radiator and multiple power points ensure practicality. Natural light fills the room through charming uPVC sash-style windows to the front, creating a bright and inviting space.

## **Bedroom 3**

2.88 m x 2.22 m

A bright and practical bedroom, featuring smooth emulsion walls and ceiling with soft carpet flooring underfoot. A radiator and multiple power points provide everyday convenience, while a uPVC window to the rear allows natural light to fill the space. The room also benefits from attic access via a pull-down ladder, leading to a fully boarded area, offering additional storage or versatile use.

## **EXTERIOR**

The property benefits from a generous outdoor space, finished to a high standard, offering plenty of room for outdoor living and entertaining. A porcelain-tiled patio provides a stylish and practical area for dining or relaxing, while a section of artificial lawn adds greenery with minimal maintenance. The space is easily accessible via the large bifold doors from the lounge or through the rear door in the kitchen, creating a seamless connection between indoor and outdoor living. A wooden gate provides secure rear access, and all fully enclosed walls have been rendered to emulate natural stone, combining privacy with a sophisticated, contemporary look.







## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.