



**Plantation Road, Abercynon,
CF45 4PS.**

**FOR SALE
£165,000**



- **TWO BEDROOMS WITH ATTIC SPACE**
- **WALKING DISTANCE TO ABERCYNON VILLAGE**
- **RAISED BALCONY-STYLE GARDEN AREA WITH VIEWS**



2



1



1



Property Description

A charming two-bedroom semi-detached property situated in the popular location of Abercynon, offering stunning views over the surrounding mountainside. This beautifully presented home offers spacious and versatile accommodation throughout, combining character features with practical living spaces, making it an ideal purchase for first-time buyers, couples or those looking for a well-presented home in a desirable location.

The welcoming entrance hall leads through to a generous-sized lounge, featuring a feature stove set within an attractive wooden fire surround, decorative ceiling details and uPVC French doors opening to the rear garden. The kitchen offers a range of fitted units, integrated appliances and access through to the useful utility room.

To the first floor are two well-proportioned bedrooms, a family bathroom and access to the versatile attic space, providing excellent additional storage options.

Externally, the property benefits from side access leading to a paved patio area, with steps rising to a raised balcony-style garden space, featuring artificial lawn and a further decked seating area. To the front, a low-maintenance forecourt provides the perfect spot to sit and enjoy the far-reaching views over the surrounding mountains.

Conveniently located within walking distance of Abercynon village, the property is close to local amenities including shops, a primary school, GP surgery, train station, sports centre and park. The A470 is also just a short drive away, providing excellent access for commuters.

Beautifully presented and ready for its next owners to move straight into, this delightful home offers a fantastic opportunity to acquire a spacious two-bedroom property in a sought-after location with impressive views and excellent transport links.

ENTRANCE HALL

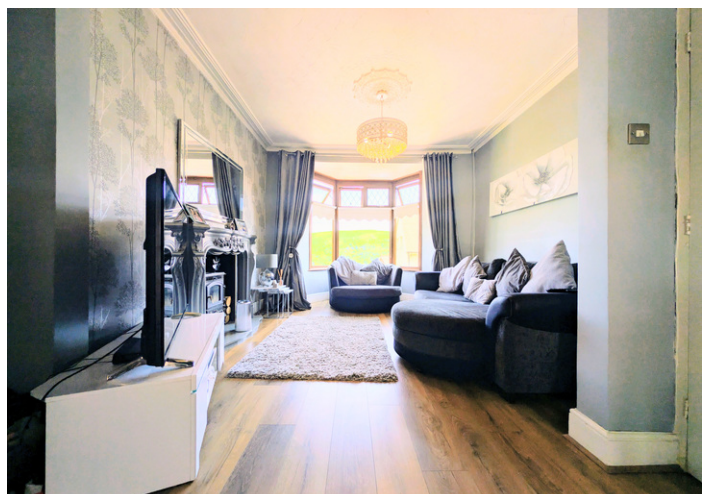
Entered via an attractive oak-effect uPVC front door, the welcoming entrance hall provides a lovely introduction to the property. Featuring a decorative Artex ceiling with coving, the walls are finished with a combination of emulsion and wallpaper, enhanced by an attractive dado rail that adds character to the space. A staircase rises to the first-floor accommodation, while a useful understairs storage cupboard provides practical storage. There is also a neatly concealed cupboard housing the electric meter and consumer unit. An attractive curved wall adds a unique architectural feature, and internal doors lead through to the lounge and kitchen. A decorative radiator cover provides a stylish finishing touch to this well-presented entrance hall.



LOUNGE

7.81 m x 3.89 m

A spacious and well-presented dual-aspect lounge offering generous living accommodation and an abundance of natural light. The room features a decorative Artex ceiling with coving and two attractive ceiling roses, while the walls are finished in emulsion with a stylish feature wallpapered wall. Laminate flooring flows throughout, complemented by two radiators and ample power points. A charming fire surround housing a feature stove creates an attractive focal point to the room, adding warmth and character. To the front, a large uPVC bay window enjoys outstanding views, while uPVC French doors to the rear provide access to the garden, allowing plenty of natural light to flood the room.



KITCHEN

3.24 m x 2.69 m

The kitchen is fitted with a range of white base and wall units complemented by contrasting black work surfaces and a stainless steel sink unit. Integrated appliances include a built-in oven and hob with extractor hood above, while there is plumbing available for an automatic washing machine and dishwasher. The room features an emulsion ceiling with coving, complemented by a combination of emulsion and tiled walls. A wall-mounted boiler is neatly positioned within the room, with a radiator and ample power points completing the space. A uPVC window to the side allows natural light into the kitchen, while a door provides access through to the utility room.



UTILITY ROOM

1.87 m x 1.23 m

A useful and practical utility room featuring a plasterboard ceiling, panelled walls and tiled flooring. The room benefits from power points, a uPVC window overlooking the rear and a door providing access to the exterior, making this a convenient additional space within the home.



LANDING

The first-floor landing features an emulsion ceiling with coving and attractively finished walls, with a combination of emulsion and wallpaper complemented by a decorative dado rail. Carpet flooring flows throughout, with doors leading to two bedrooms and the upstairs bathroom. A staircase provides access to the attic space, offering further potential storage.



UPSTAIRS BATHROOM

3.34 m x 2.71 m

A well-presented bathroom fitted with a three-piece suite comprising an offset corner bath with shower over, wash hand basin and WC. The room benefits from a built-in storage cupboard, providing useful additional storage. The bathroom features an emulsion ceiling with coving, emulsion walls with tiled splashback areas and tiled flooring. Further features include a radiator and uPVC side window with obscure glazing, allowing natural light while maintaining privacy.



BEDROOM 1

4.80 m x 3.37 m

A generous-sized double bedroom offering a comfortable and inviting space. The room features an attractive Artex ceiling with coving, emulsion walls with one wall finished in feature wallpaper, adding character to the room. The bedroom benefits from laminate flooring, a radiator and ample power points. Two uPVC windows to the front elevation provide plenty of natural light and offer pleasant views over the surrounding area.



BEDROOM 2

3.28 m x 2.91 m

A well-presented second bedroom featuring an emulsion ceiling with coving and emulsion walls with one wall finished in feature wallpaper, adding a touch of character. The room benefits from carpet flooring, a radiator and power points. A uPVC window to the rear elevation allows natural light into the room.



ATTIC SPACE

A useful and versatile attic space providing excellent additional storage options. The room features emulsion walls and ceiling, laminate flooring and power points. A cupboard door within the eaves provides access to a generous amount of storage space, while two Velux windows to the front elevation allow plenty of natural light into the room.

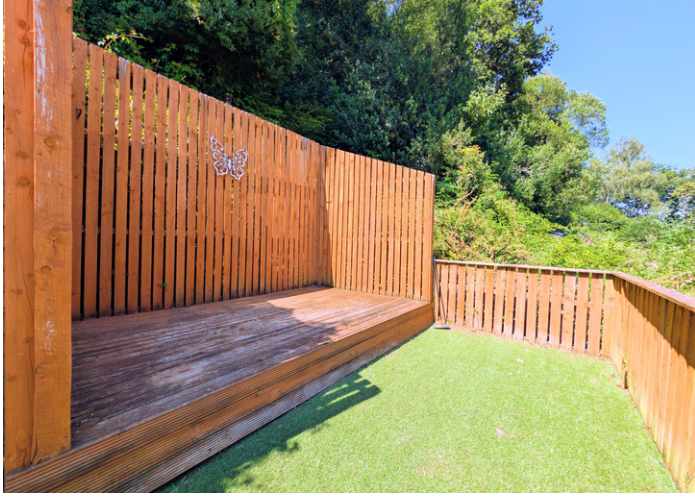
EXTERIOR

Front - To the front of the property, steps lead to a low-maintenance forecourt area, finished with block paving and artificial lawn. This provides an ideal spot for a bistro table and chairs, creating a lovely place to sit and enjoy the surrounding views.

Rear - The property benefits from side access leading to a paved patio area, providing a useful outdoor space for seating and entertaining. Steps rise to a raised, balcony-style garden area, with artificial lawn and a further decked seating area beyond. The elevated position provides a fantastic space to sit and relax, with far-reaching views over the surrounding mountains.







EPC

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.