



**Glancynon Terrace, Abercynon,
CF45 4TF**

FOR SALE
£159,950



- **TWO BEDROOMS**
- **OFF ROAD PARKING AT THE REAR**
- **MOVE IN READY AND CONVENIENT
LOCATION**



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Property Description

A beautifully presented, modern home, ready to move straight into!

This lovely two-bedroom property has been tastefully presented throughout and would make an ideal first-time purchase for buyers looking for a home they can move straight into and enjoy. Combining comfortable accommodation with a stylish finish and a fantastic garden, this property has plenty to offer.

The ground floor comprises a welcoming entrance hall, a spacious lounge with distinct sitting and dining areas, and a contemporary fitted kitchen featuring light grey units, wooden work surfaces and an attractive split-face tiled feature wall.

To the first floor, the landing provides access to two generously proportioned bedrooms and a well-appointed bathroom, complete with a traditional roll-top bath and separate shower cubicle.

Externally, the property boasts a particularly generous rear garden, featuring a patio area, lawn, stone-covered section and an original flagstone pathway that adds character and charm. There is also a substantial wooden summer house with electricity, offering excellent versatility for hobbies, working from home or simply relaxing. Further benefits include a covered log store and a hardstanding area providing off-road parking.

The location is equally appealing, with a local convenience store at the end of the street and the further shops and amenities of Abercynon village within walking distance, together with a GP surgery and train station. The A470 is conveniently close by, providing excellent road links for commuters, while the local sports centre offers further recreational facilities.

An excellent opportunity for first-time buyers seeking a stylish, move-in-ready home with a fantastic garden and convenient local amenities. Early viewing is highly recommended.

ENTRANCE HALL

A welcoming entrance hall setting the tone for this lovely home. Entered via a stylish composite front door, the hallway features half-tiled walls complemented by emulsioned finishes and contemporary laminate flooring. An oak door leads through to the lounge, adding a touch of warmth and character. The electric meter and fuse board are also conveniently located here.



LOUNGE

6.37 m x 4.70 m

A spacious and versatile reception room, thoughtfully arranged to accommodate both sitting and dining areas. The room features smooth emulsioned walls and ceiling, with a combination of tiled flooring to the dining area and carpet flooring to the sitting area, creating a natural distinction between the two spaces. Three radiators provide heating, with power points conveniently positioned throughout. Stairs lead to the first floor, while a door provides access to useful understairs storage and a further doorway leads through to the kitchen.



KITCHEN

4.17 m x 2.56 m

A stylish and well-appointed kitchen fitted with contemporary light grey wall and base units, complemented by warm wooden work surfaces. The kitchen is equipped with a built-in oven and hob, stainless steel sink unit and plumbing for an automatic washing machine.

The space is finished with tiled flooring, emulsioned walls and ceiling, and tiled splashbacks around the work surfaces. A particularly attractive feature is the decorative split-face tiled wall, adding texture and character to the room. A radiator and power points complete the space, while a uPVC window to the side provides natural light and a door offers direct access to the exterior.



LANDING

The first-floor landing continues the home's welcoming feel, featuring emulsioned walls and ceiling complemented by carpet flooring. An attic access hatch is also provided, while doors lead to two bedrooms and the upstairs bathroom.



UPSTAIRS BATHROOM

2.87 m x 2.55 m

A beautifully appointed bathroom featuring a classic roll-top bath, W.C. and a distinctive wash hand basin supported on decorative legs, adding a touch of character to the space. A large separate shower cubicle provides additional convenience. The room is finished with emulsioned walls and ceiling, exposed floorboards and a towel radiator. A uPVC window to the rear allows natural light to filter into the room.



BEDROOM 1

4.55 m x 3.88 m

A generously proportioned bedroom offering a lovely sense of space, featuring two uPVC windows to the front which allow plenty of natural light to fill the room. The bedroom is finished with emulsioned walls and ceiling, complemented by carpet flooring, a radiator and power points.



BEDROOM 2

4.21 m x 2.37 m

Another well-proportioned bedroom, offering comfortable accommodation and a pleasant sense of space. The room features emulsioned walls and ceiling, carpet flooring, a radiator and power points, with a uPVC window to the rear allowing natural light into the room.



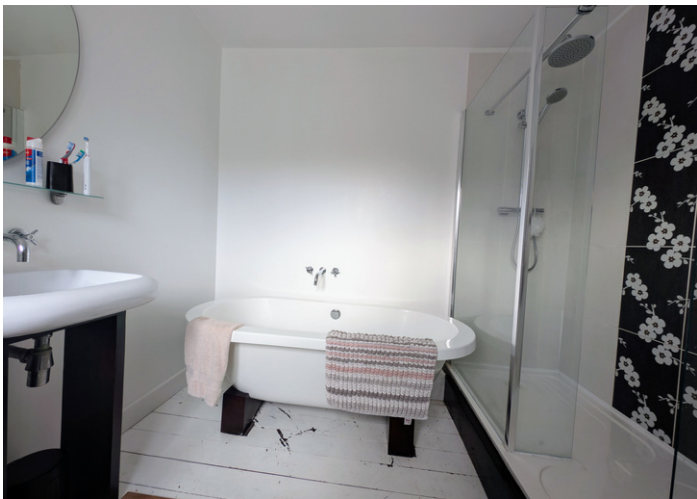
EXTERIOR

One of the property's real highlights is the generous rear garden, offering a variety of areas to relax and enjoy outdoor living. A patio area leads onto a lawned section, which in turn opens onto a stone-covered area, providing a versatile space for gardening, entertaining and family enjoyment. An original flagstone pathway runs through the garden, adding charm and character to the outdoor space.

Steps lead up to the rear lane, where there is also a hardstanding area providing off-road parking for a vehicle. A useful covered log store adds further practicality.

A particularly appealing feature is the substantial wooden shed/summer house, measuring approximately 3.09m x 4.80m and benefiting from an electricity supply. This versatile additional space offers excellent potential for use as a hobby room, workshop, home office or summer retreat, subject to individual requirements.









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

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