



MEL JOHN  
ESTATE AGENT

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Thinking of Selling?

## 2, Junction Court Apartments, Station Road, Abercynon, Mountain Ash, CF45 4TA



# £95,000

## Leasehold

- Ground Floor Flat
- 1 Bedroom
- 1 Bathroom
- 1 Reception Room
- Allocated Parking
- Level Access

John Estate Ltd is registered at 56 Hazel Grove, Caerphilly, CF83 3BP. Company No: 10455229

If you have instructed another agent to sell your property and have instructed Mel John Estate Agent to sell your property at the same time, then you could be liable to pay both agents. It is recommended that you check the contract that you have with your current agent



Nicely presented ground floor, one bedroom flat. Located in the popular village of Abercynon. Great location for commuters with the A470 a few minutes drive and the train station is on the doorstep. Easy access to local amenities. This would make an ideal first time buyer/investment purchase. The property is entered via key code which takes you to the communal hall and stairs where you will find post box and entrance to the apartments. Property comprises of entrance hall, lounge/kitchen, bathroom and a double bedroom. Property further benefits from gas central heating, double glazing and allocated parking.

**Property comprises of:**

**Entrance Hallway**

**Bathroom:** 7'10" x 5'2"

**Open Plan Lounge/Kitchen**

**Lounge:** 12'0" x 11'9"

**Kitchen:** 11'5" x 5'0"

**Bedroom One** 12'9" x 11'11"

**Leasehold**

**Council Tax Band A**

