



**Main Road, Abercynon, CF45  
4BX.**

**FOR SALE  
£134,950**



- **THREE BEDROOMS**
- **RECENTLY REFURBISHED**
- **MOVE IN READY WITH NO CHAIN**



**3**



**1**



**1**



## **Property Description**

A recently refurbished three-bedroom mid-terraced property offered for sale with vacant possession and no onward chain, making it an ideal purchase for first-time buyers, young families, or those seeking a move-in ready home without delay. The property provides well-presented and versatile accommodation throughout, combining modern finishes with practical living space in a convenient and well-connected location.

To the ground floor, the property offers a welcoming entrance hall leading through to a spacious lounge/dining area, enhanced by dual aspect windows which allow plenty of natural light to flow through the room. This generous reception space provides an ideal setting for both everyday living and entertaining, with access to the kitchen and stairs rising to the first floor. The kitchen is fitted with a range of contemporary units and benefits from integrated cooking facilities, a breakfast bar, and direct access to the rear garden, creating a practical and sociable layout. A ground floor bathroom fitted with a modern three-piece suite completes the ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms, accessed from a landing with loft access, providing flexible accommodation suitable for a range of buyers.

Externally, the property benefits from a rear garden which includes steps leading down to a useful basement storage area, followed by a concrete section and lawned area. The garden enjoys pleasant views over the surrounding mountainside, creating an attractive and peaceful outdoor space.

The location is particularly convenient, with local shops, a primary school, and a nearby play park all within easy reach, making it especially appealing for families. Transport links are excellent, with the A470 just a short drive away providing easy access for commuters travelling towards Cardiff and surrounding areas. The nearby village of Abercynon is also easily accessible by car or regular bus routes and offers a wider range of amenities including shops, a GP surgery, sports centre, and train station.

Overall, this is a well-presented and move-in ready home offered with no onward chain and vacant possession, representing an excellent opportunity in a popular and well-connected location.

## **ENTRANCE HALL**

Entered via a stylish anthracite grey composite front door, the welcoming entrance hall features smooth emulsion-finished walls and ceiling, contemporary vinyl flooring, and decorative glass block detailing that allows additional natural light to filter through. The hall provides access to the lounge and houses the electrical consumer unit and meter.



## **LOUNGE**

6.66 m x 4.47 m

A spacious dual-aspect reception room featuring uPVC windows to both the front and rear elevations, allowing for an abundance of natural light throughout the day. The room is finished with smooth emulsion walls and ceiling with decorative coving, complemented by carpet flooring. Two radiators provide comfortable heating, while a staircase rises to the first-floor accommodation. Internal doors provide access to the under-stairs storage cupboard and the kitchen, making this a practical and versatile living space for both relaxing and entertaining.



## **KITCHEN**

3.02 m x 2.92 m

Fitted with a range of contemporary grey high-gloss wall and base units, complemented by contrasting work surfaces and matching splashbacks, this well-appointed kitchen offers both style and practicality. Integrated appliances include a built-in oven and hob with extractor hood above, while there is additional space and plumbing for an automatic washing machine. A stainless steel sink unit and breakfast bar further enhance the functionality of the space. The kitchen is finished with smooth emulsion walls and ceiling with decorative coving, vinyl flooring, and benefits from a radiator and ample power points. Natural light is provided via a uPVC window to the side elevation, while a uPVC door offers direct access to the rear garden. An internal door leads to the ground floor bathroom.



## **DOWNSTAIRS BATHROOM**

2.99 m x 2.66 m

Fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC, and wash hand basin. The room is finished with a smooth emulsion ceiling incorporating recessed spotlights and decorative coving, while the walls feature a combination of emulsion finish and complementary tiling. Vinyl flooring provides a practical finish, and a radiator ensures comfort throughout the year. Additional benefits include a built-in storage cupboard housing the combination boiler and a uPVC double-glazed window to the rear elevation with obscured glass, providing natural light whilst maintaining privacy.



## **LANDING**

The first-floor landing is finished with smooth emulsion walls and ceiling with decorative coving and benefits from fitted carpet flooring. A uPVC double-glazed window to the rear elevation provides natural light, while loft access is also available. Doors lead to all three bedrooms, completing the first-floor accommodation.



## **BEDROOM 1**

3.74 m x 2.52 m

A well-proportioned double bedroom featuring a uPVC double-glazed window to the front elevation, allowing for plenty of natural light. The room is finished with smooth emulsion walls and ceiling with decorative coving, complemented by carpet flooring. A radiator and multiple power points are also provided, making this a comfortable principal bedroom.



## **BEDROOM 2**

3.05 m x 2.61 m

A well-proportioned second bedroom featuring a uPVC double-glazed window to the rear elevation. The room is finished with smooth emulsion walls and ceiling with decorative coving, and benefits from carpet flooring. A radiator and power points are also provided, offering a comfortable and versatile additional bedroom.



## **BEDROOM 3**

2.89 m x 2.10 m

A third bedroom featuring a uPVC double-glazed window to the front elevation. The room is finished with smooth emulsion walls and ceiling with decorative coving, and benefits from carpet flooring, a radiator and power points. A versatile space that can be used as required.



## **EXTERIOR**

Steps lead down to the rear garden which offers a useful and versatile outdoor space. A basement/storage area provides excellent additional storage options. The garden is arranged with a concrete section leading onto a lawned area, creating a practical and low-maintenance layout. The property also benefits from pleasant views over the surrounding mountainside, adding an attractive backdrop to the outdoor space.







# 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.

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