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Beaupre, Glancynon Terrace, Abercynon, CF45 4TG

FOR SALE
£179,000







- **FANTASTIC POTENTIAL**
- **SOUGHT AFTER LOCATION**
- **SPACIOUS ACCOMMODATION**

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Property Description

A traditional semi-detached, villa-style property offering fantastic potential to create a wonderful family home!

Situated in the popular location of Abercynon, this characterful property retains a number of original features and offers spacious accommodation with plenty of scope for modernisation and improvement, allowing the next owner to put their own stamp on the home and bring it to life.

The accommodation briefly comprises an entrance hall, lounge, kitchen, utility room and downstairs W.C. to the ground floor, with a split-level landing providing access to three bedrooms and a family bathroom on the first floor. The particularly generous main bedroom offers the added possibility of being reconfigured to create two separate bedrooms, subject to any necessary permissions and building requirements.

Externally, the property benefits from an elevated patio area extending along the side and rear, providing a lovely spot to sit and enjoy the views across the surrounding fields. Steps lead down to a garden with mature shrubs, offering further potential to create an attractive outdoor space.

The location is a real advantage, with local shops, a GP surgery, train stations, English and Welsh-medium primary schools, and a sports centre offering indoor and outdoor activities all within walking distance. The property is also conveniently situated on the doorstep of the A470, providing excellent road links for commuters travelling further afield.

Requiring modernisation throughout, this is an exciting opportunity for buyers seeking a property with character, space and potential in a popular residential area. With its original features, generous bedroom accommodation and lovely surrounding views, this could be transformed into a fantastic long-term family home.

Early viewing is highly recommended to appreciate the potential on offer.

ENTRANCE HALL

Entering via a white uPVC glazed entrance door, the hallway retains a number of original features, including an attractive curved wall, original corbels and a traditional staircase leading to the first floor. The hall provides access to the lounge and kitchen, with a further floor-level door opening to a basement space, accessed via a ladder. The electric meter and fuse board are also located here.



Although the property would benefit from renovation and modernisation throughout, these original features offer a lovely starting point for buyers looking to put their own stamp on a home and unlock its full potential.



LOUNGE

6.70 m x 3.91 m

A welcoming reception room offering excellent potential to create a lovely family living space. The room features a uPVC bay window to the front, allowing plenty of natural light, while uPVC French doors provide access to the rear of the property. The lounge benefits from carpet flooring, emulsioned walls, an Artex ceiling, two radiators and power points.



The lounge opens into the adjoining area through a wide, square-shaped opening, creating a sense of connection between the spaces while retaining some definition between the two. In need of modernisation, this room offers a fantastic opportunity for buyers to update and personalise the space to suit their own style.



KITCHEN
4.10 m x 3.70 m
The kitchen is fitted with white gloss base units complemented by work surfaces and a stainless steel sink unit. A freestanding cooker, which will remain with the property, is also included. The room further benefits from tiled flooring, an Artex ceiling, emulsioned walls, a radiator and power points. A uPVC bay window to the side allows natural light into the space, while a doorway leads through to the utility room.



UTILITY ROOM
3.34 m x 1.91 m
The utility room is fitted with wooden wall units and a work surface, with plumbing in place for an automatic washing machine. The room also benefits from tiled flooring, an emulsioned ceiling and walls, a radiator and power points. A uPVC door provides access to the outside, while a rear-facing window allows in natural light. A further door leads to the downstairs W.C.



DOWNSTAIRS W.C.
1.05 m x 0.98 m
A useful addition to the property, the downstairs W.C. comprises a toilet and wash hand basin. The room features tiled flooring, emulsioned walls and ceiling, a radiator and a uPVC window to the side providing natural light.



LANDING

The split-level landing provides access to three bedrooms and the upstairs bathroom. The space features carpet flooring, Artex walls and ceiling, power points and a useful built-in storage cupboard, offering practical storage for the household.



UPSTAIRS BATHROOM
3.25 m x 1.96 m
The upstairs bathroom is fitted with a white suite comprising a bath, W.C. and wash hand basin, together with a separate corner shower cubicle. The room also benefits from vinyl flooring, an emulsioned ceiling and walls, a radiator and a uPVC window to the rear.



BEDROOM 1
5.30 m x 3.35 m
A particularly spacious bedroom featuring two uPVC windows to the front, allowing plenty of natural light into the room. The bedroom also benefits from carpet flooring, wallpapered walls, an Artex ceiling, a radiator and power points.

The generous proportions offer exciting potential, with the possibility of creating two separate bedrooms, subject to any necessary permissions and building requirements. This versatile space provides an excellent opportunity for buyers to consider a layout that best suits their needs.



BEDROOM 2
3.60 m x 3.21 m
A further bedroom featuring a uPVC window to the rear, carpet flooring, wallpapered walls and an Artex ceiling. The room also benefits from a radiator and power points.



BEDROOM 3
2.99 m x 2.44 m
The third bedroom benefits from built-in cupboards/fitted wardrobes, providing useful storage. The room also features a uPVC window to the side, carpet flooring, wallpapered walls, an Artex ceiling and power points.



EXTERIOR

To the exterior, a patio area extends along the side and rear of the property, creating an elevated, balcony-style seating area where you can sit and enjoy the lovely views across the surrounding fields. Steps lead down to the garden, which features mature shrubs and offers scope for a little TLC to create an attractive outdoor space. An outside tap is also provided.

The outdoor space offers a lovely opportunity to create a relaxing garden retreat, making the most of the surrounding views and providing space for family life and outdoor entertaining.

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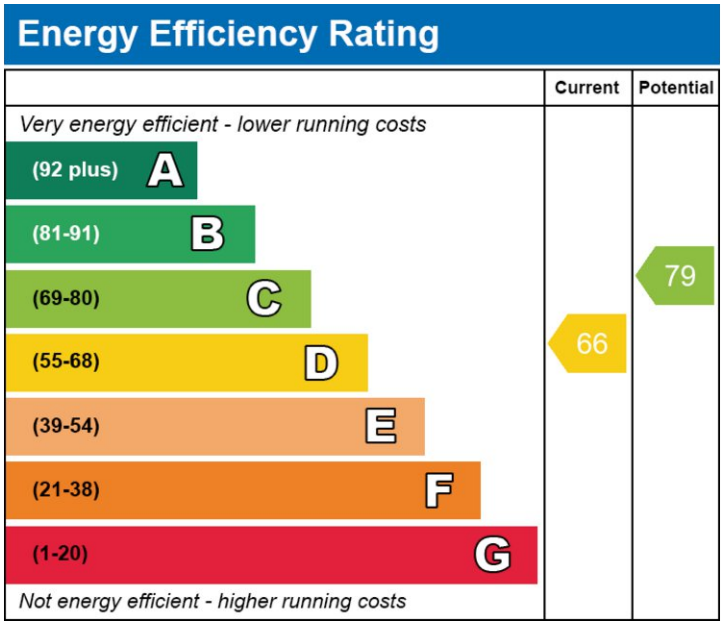




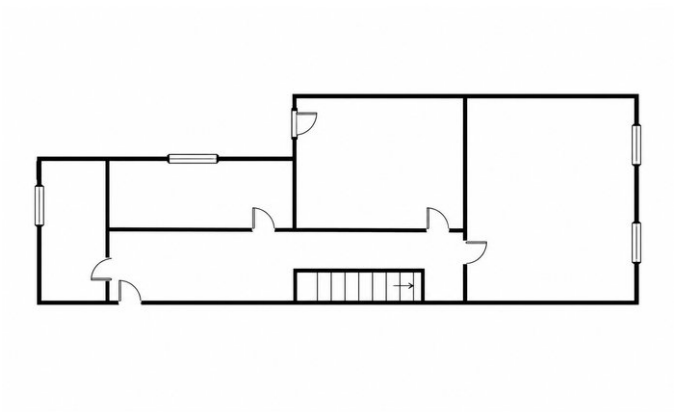




EPC



FLOORPLAN



Misdescriptions Act 1991

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Data Protection Act 1998

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