



**Woodland Crescent,  
Abercynon. CF45 4UT**

**FOR SALE**  
**£369,950**



- **DETACHED**
- **VERSATILE LAYOUT**
- **RARELY AVAILABLE LOCATION**



**3**



**1**



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## **Property Description**

Nestled in one of the most sought-after residential areas, this distinctive detached home presents a rare opportunity to acquire a truly unique property in a location where houses seldom come to market. Set amongst a variety of attractive homes, this residence stands out with its elegant design, generous proportions, and carefully maintained character features, offering a perfect blend of comfort and individuality.

The interior offers spacious and versatile accommodation, with each room thoughtfully arranged and finished to a high standard. While rooms are named for traditional purposes, the layout is adaptable and can easily suit a variety of lifestyle needs, whether that's a home office, creative studio, additional sitting room, or guest accommodation. This flexibility, paired with the quality of finish, makes the home ideal for modern living.

Abercynon village is just a short walk away, providing access to local shops, a GP surgery, a primary school, and a train station—perfect for commuters. The A470 is also close by, offering direct routes to Cardiff, Merthyr Tydfil, and surrounding areas, making travel quick and convenient. The property is also within close proximity to the scenic Taff Trail, ideal for walkers, runners, and cyclists looking to enjoy the natural surroundings.

Externally, the property continues to impress. To the front, a detached garage is accompanied by a private driveway providing parking, with a well-maintained lawned area to the side that adds greenery and curb appeal. A patio pathway leads around the home, creating easy access to the rear. The back garden is a peaceful, enclosed space laid to lawn with a patio seating area and mature planting, offering a perfect setting for relaxing or entertaining.

This property is offered with vacant possession and no onward chain, presenting a rare chance to secure a standout home in a prime and highly desirable setting.

## **ENTRANCE HALL**

Step through a charming white uPVC front door, framed by twin glass panels that flood the entryway with natural light. You're welcomed into a spacious open hallway that sets the tone for the rest of this beautifully presented home. Finished with a crisp emulsion ceiling and a tasteful mix of emulsion and wallpapered walls, the space is enhanced by a classic dado rail and an eye-catching tiled floor—both practical and elegant. A coloured radiator adds a touch of personality and warmth. Cleverly positioned beneath the staircase is a neatly enclosed W.C.—a practical touch that adds to the hallway's functionality. From here, a door leads into the lounge, while the hallway flows openly into the dining area beyond, creating a seamless connection through the heart of the home. Stairs rise to the first floor, offering a glimpse of the elegance that continues throughout.

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## **LOUNGE**

Step into a beautifully appointed lounge where classic features meet modern comfort. A striking marble fire surround with a coal-effect fire creates a warm and inviting focal point, ideal for cosy evenings. The room features a smooth emulsion ceiling with an ornate ceiling rose and decorative mouldings, adding a touch of refined elegance. Walls are finished in emulsion with a high-set dado rail, offering a unique and stylish finish. Soft carpet flooring enhances the comfort of the space. A uPVC window to the front and French doors to the rear provide plenty of natural light and a seamless connection to the outdoors. The room is complete with a radiator and multiple power points, making it as practical as it is beautiful.

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## **DOWNSTAIRS W.C.**

Conveniently located beneath the stairs, the downstairs W.C. offers both function and style. It features a modern toilet and wash hand basin, complemented by smooth emulsion walls and ceiling for a clean, fresh look. The space is finished with easy-to-maintain vinyl flooring and includes fitted base cupboards, providing handy storage for household essentials.

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## **DINING ROOM**

This spacious dining room blends classic charm with everyday practicality, perfect for both entertaining and family living. The smooth emulsion ceiling is enhanced by elegant coving and decorative ceiling mouldings, while the walls feature a stylish combination of smooth emulsion and wallpaper, with attractive panel detailing to the lower section. Underfoot, sleek laminate flooring adds a modern touch, complemented by a coloured radiator and multiple power points for added convenience. A wooden fire surround with a tiled hearth houses a log burner-style stove—a nod to its original use as a real wood burner, offering potential for reinstatement subject to checks. A standout feature is the beautiful stained glass internal window, offering a unique view into the conservatory and adding a splash of character to the space. French doors to the rear open onto the garden, filling the room with light and connecting indoor and outdoor living. A door leads to the study/sitting room.

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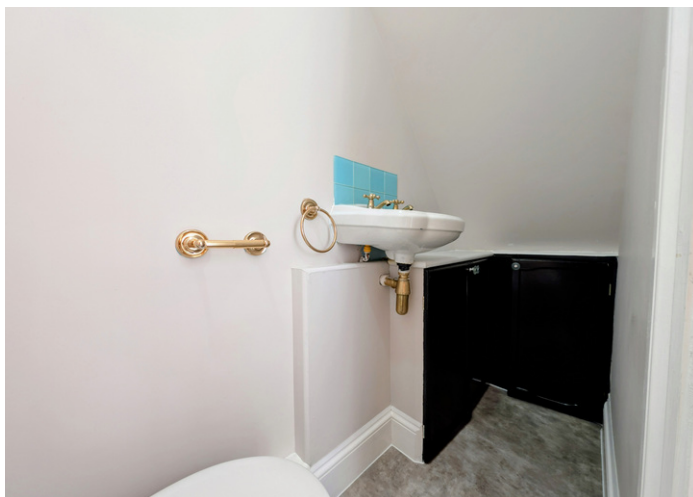


## **SITTING ROOM/STUDY**

A flexible space ideal as a study, snug, or home office. Finished with smooth emulsion walls and ceiling, complete with a decorative ceiling rose, this room offers a calm and comfortable atmosphere.

Carpet flooring adds warmth underfoot, while a radiator and power points provide practicality. A built-in cupboard neatly houses the combi boiler, keeping the room tidy and functional. A uPVC window to the rear allows for plenty of natural light, making it a pleasant and productive space throughout the day.

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## **KITCHEN**

A well-equipped kitchen featuring ample base and wall units, along with dresser-style blue wood cabinetry and complementary wooden work surfaces. The kitchen comes with a Range Master cooker, which is included, along with an extractor hood above. It is also plumbed for an automatic washing machine and a dishwasher. A white sink and drainer are conveniently positioned, offering a practical workspace. The smooth emulsion walls are complemented by tiles around the work surfaces, ensuring a clean and functional design. Laminate flooring adds both style and ease of maintenance. The smooth emulsion ceiling, radiator, and power points ensure comfort and convenience. A uPVC window to the front fills the room with natural light. The kitchen flows seamlessly into the conservatory, creating a bright and open feel.

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## **CONSERVATORY**

This spacious conservatory is a true highlight, featuring glass windows all around and a durable polycarbonate roof that allows natural light to flood the room. Perfect for relaxing, this sun-filled space offers a tranquil retreat or an ideal spot for entertaining. Finished with laminate flooring for easy maintenance, the room also includes power points for convenience. uPVC French doors lead directly to the exterior, allowing the space to seamlessly flow into the garden and outdoor living area.

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## **LANDING**

The landing features smooth emulsion ceilings and walls, creating a light and airy feel throughout. Carpet flooring adds warmth and comfort underfoot. Doors lead to three bedrooms and the family bathroom, offering easy access to the upper living spaces.

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## **UPSTAIRS BATHROOM**

This well-appointed bathroom features a modern three-piece suite in white, comprising a bath with a dual shower head overhead and a glazed shower screen. The suite also includes a W.C. and a wash hand basin with a stylish vanity unit below, and an LED mirror above, complete with a shaver point. The room is finished with smooth emulsion walls and ceiling, and vinyl flooring for easy upkeep. Attic access adds practicality, while the uPVC window with frosted glass to the rear ensures privacy and natural light.

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## **BEDROOM 1**

This well-proportioned bedroom boasts a smooth emulsion ceiling with a decorative ceiling rose, complemented by smooth emulsion walls. Soft carpet flooring adds warmth and comfort, while a radiator ensures the room remains cosy. Power points are conveniently placed throughout. The room features built-in wardrobes with sliding doors, offering ample storage. Natural light pours in through an arched uPVC window to the front and a standard uPVC window to the side, creating a bright and inviting atmosphere.

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## **BEDROOM 2**

Similar in style to Bedroom 1, this spacious room features a smooth emulsion ceiling with a ceiling rose and smooth emulsion walls. Soft carpet flooring adds warmth, while a radiator keeps the space comfortable. Power points are conveniently placed throughout. The room also benefits from built-in wardrobes with sliding doors for storage, as well as a small built-in cupboard housing the electric meter. Natural light floods the room through an arched uPVC window to the front and a standard uPVC window to the side, creating a welcoming and light-filled environment.

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## **BEDROOM 3**

This inviting bedroom features smooth emulsion walls and ceiling, with soft carpet flooring underfoot. An electric storage heater ensures warmth and comfort, while power points are conveniently placed throughout. A beautiful stained glass arched window to the front adds a touch of character and charm, filling the room with colorful light and creating a truly unique atmosphere.

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## **EXTERIOR**

Elegant balustrades surround the front of the house, complemented by decorative stone features for a welcoming curb appeal. To the front, a detached garage is accompanied by a small driveway, providing ample parking space for several cars. A lawn section to the side adds a green touch to the front garden. A patio pathway leads around the house, offering easy access to all areas of the garden. The rear garden is a private oasis, laid with a well-maintained lawn and patio, perfect for outdoor relaxation and entertaining. Beautiful plant pots, shrubs, and plants add vibrant colour and interest to the space. A brick-built storage shed provides practical storage solutions. This tranquil and enclosed garden offers a peaceful retreat, perfect for enjoying outdoor living in privacy.

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# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

# 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.