



**Wesley Cottages, Abercynon,  
CF45 4NP**

**FOR SALE  
£215,000**



- **PERFECT FAMILY HOME**
- **3 BEDROOM SEMI DETACHED**
- **MODERNISED TO A HIGH SPECIFICATION**



**3**



**1**



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## **Property Description**

Discover your dream family home in the heart of Abercynon. This beautifully renovated three-bedroom semi-detached property offers the perfect blend of modern comfort and classic charm, finished to an exceptional standard throughout. From the moment you step inside, the quality of workmanship and attention to detail is clear, creating a home that is truly ready to move straight into.

The property offers spacious and well-designed accommodation, including a welcoming entrance hall, a generous lounge filled with natural light, and a stunning L-shaped kitchen which is undoubtedly the heart of the home. Beautifully fitted with striking forest green units, a central island with Belfast sink, and ample space for cooking, entertaining, or even creating a relaxed seating area, this space perfectly combines style with practicality. A separate utility room adds further convenience, while the upstairs accommodation provides three well-proportioned bedrooms and a stylish family bathroom.

Situated in a highly convenient location, the property is just a short walk from Abercynon Village, where you'll find a range of local shops, schools, cafés, a GP surgery, and excellent public transport links including Abercynon railway station with connections into Cardiff and surrounding areas. The A470 is also just moments away, making this an ideal location for commuters travelling throughout South Wales.

The area itself is well known for its strong community feel and excellent local amenities, including nearby leisure and recreational facilities such as the Abercynon Sports Centre. The surrounding Cynon Valley also offers beautiful countryside walks and outdoor spaces, making it a fantastic place for families and those who enjoy an active lifestyle.

Homes finished to this standard rarely become available, and this property truly must be viewed to be fully appreciated.

## **ENTRANCE HALL**

Entrance is gained via a composite front door opening into a welcoming hallway that immediately sets the tone for the home, featuring beautiful Victorian-style tiled flooring that adds both character and charm. The space benefits from smooth emulsion walls and ceiling, a radiator and stairs rising to the first floor. An oak glazed door provides access to the lounge, while a useful cupboard houses the electric meter and fuse board.



## **LOUNGE**

7.36 m x 3.56 m

A generously sized and beautifully presented lounge featuring a uPVC bay window to the front, allowing plenty of natural light to fill the room. The space benefits from smooth emulsion walls and ceiling, stylish laminate flooring, and two modern vertical radiators. Chrome power points add a contemporary touch throughout. An internal window provides a view through to the kitchen, enhancing the open feel of the ground floor. Oak doors lead to useful under-stairs storage, while an oak glazed door provides access through to the kitchen.



## **KITCHEN**

6.23 m x 4.28 m

This truly stunning L-shaped kitchen is a standout feature of the home, offering both style and versatility. The layout provides additional space to the rear, creating the perfect opportunity for a relaxed seating area or informal snug space.

The kitchen is fitted with eye-catching forest green base units complemented by light work surfaces, with attractive tiled splashbacks around the work surface areas that add both practicality and style. A matching central island with a Belfast sink forms a beautiful focal point and an ideal space for food preparation or socialising. A freestanding Belling cooker completes the space. The room benefits from smooth emulsion walls and ceiling with sunken spotlights, chrome sockets, laminate flooring and two modern vertical radiators. Natural light floods the room through uPVC windows to the side and rear, along with three Velux windows overhead. Oak bifold doors lead to a useful storage cupboard, while a further oak door provides access to the utility room.



## **UTILITY ROOM**

2.76 m x 2.14 m

A particularly valuable addition to the home and a feature not often found in properties of this style, providing excellent additional storage and workspace. The room is fitted with both base and wall units in the same attractive forest green finish as the kitchen, creating a seamless and coordinated look.

The space benefits from smooth emulsion walls and ceiling with sunken spotlights, laminate flooring, a radiator, and chrome sockets. A stainless steel sink unit is fitted with tiled splashbacks to the work surface areas and there is plumbing in place for an automatic washing machine.

A composite door provides access to the rear garden, while a uPVC window allows for natural light.

## **LANDING**

A bright and well-presented landing area with smooth emulsion walls and ceiling, complemented by a beautiful quality carpet underfoot which adds a sense of comfort and warmth to the space. A radiator is fitted and stairs rise to the attic bedroom, with useful storage beneath. Oak doors lead off to the two bedrooms and the upstairs bathroom.



## **UPSTAIRS BATHROOM**

3.26 m x 2.47 m

A stylish and well-presented bathroom, thoughtfully designed to combine functionality with modern appeal. The room features a freestanding bath, a separate shower, a W.C. and a wash hand basin set into sleek vanity units. A built-in cupboard houses the combi boiler, keeping the space tidy and uncluttered.



Smooth emulsion ceiling, with walls finished in smooth emulsion and half-tiled surfaces, complement the tiled flooring. The room is equipped with a modern radiator and a chrome towel radiator for added comfort. Natural light is provided by a uPVC window to the rear with frosted glass for privacy.



## **BEDROOM 1**

4.30 m x 2.87 m

A generous master bedroom with smooth emulsion walls and ceiling, complemented by a luxurious carpet underfoot. The room is bright and airy, with two uPVC windows to the front, a radiator and chrome power points.

A clever built-in storage solution has been created beneath the stairwell leading to the attic, incorporating drawers that maximise space while maintaining a neat and stylish finish — a practical feature that adds real value to the room.



## **Bedroom 2**

3.33 m x 2.70 m

A spacious second bedroom, beautifully presented with smooth emulsion walls and ceiling and a luxurious carpet underfoot. The room is fitted with a radiator and chrome power points and benefits from a built-in cupboard providing convenient storage for clothes or other items. A uPVC window to the rear fills the room with natural light.

## **ATTIC/3RD BEDROOM**

4.27 m x 4.15 m

A spacious and versatile third bedroom situated in the attic, beautifully finished with smooth emulsion walls and ceiling, complemented by sunken spotlights and luxurious carpet underfoot. The room is fitted with a radiator and chrome power points and benefits from two Velux windows, one on each side, flooding the space with natural light. Clever under-eave storage provides practical additional space while maintaining a clean and uncluttered feel.

## **EXTERIOR**

The property is set back from the road, with a charming forecourt laid with slate chippings, creating a low-maintenance yet attractive frontage. This arrangement provides a sense of privacy and immediately sets the home apart, offering a welcoming approach that complements its character and style.

Steps lead down to a private and enclosed rear garden, laid predominantly to lawn, offering a peaceful and versatile outdoor space. A concrete section provides the perfect area for a patio table and chairs, ideal for al fresco dining or relaxing with family and friends. Borders are neatly finished with slate chippings, adding a stylish and low-maintenance touch. A wooden gate provides convenient side access and a wooden storage shed offers practical space for garden tools or outdoor equipment.







# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

# 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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