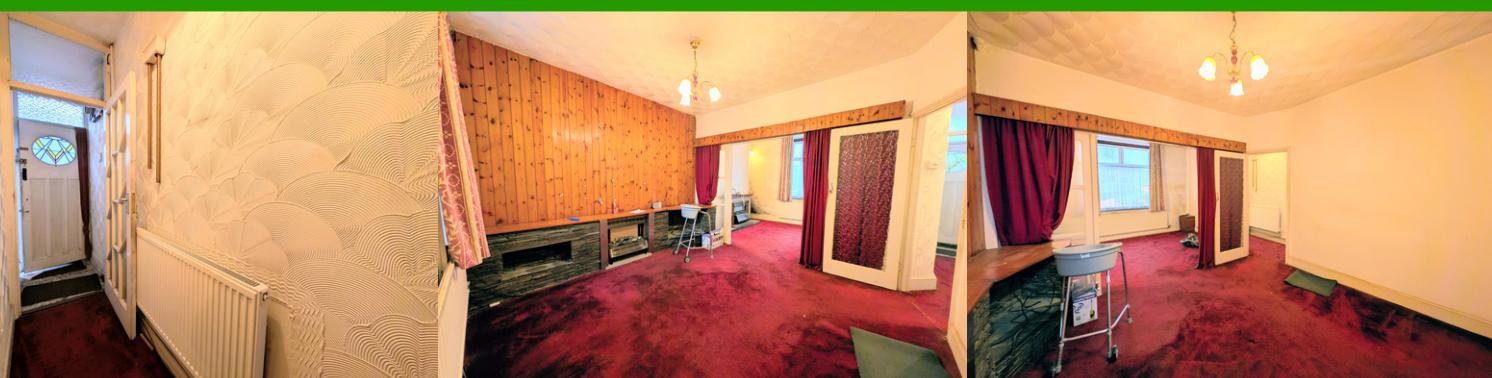




**Lock Street, Abercynon, CF45 4UH.**

**FOR SALE  
£99,950**



- **TWO BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **IN NEED OF FULL RENOVATION**





## **Property Description**

A two-bedroom terraced property situated in the popular and sought-after area of Abercynon. The property is in need of full renovation, offering an excellent opportunity for someone to create a home to their own taste and specification.

Internally, the accommodation comprises an entrance porch leading to the hallway, two reception rooms, a kitchen and a downstairs bathroom. Upstairs, there are two bedrooms and a first-floor landing. While the property requires complete updating, it presents significant potential to modernise and extend the living space if desired.

Externally, the property benefits from an enclosed rear patio area with a storage shed. In addition, there is a separate prefab-built garage which could also be offered for sale alongside the home at a price to be negotiated, providing further flexibility.

The location is convenient, within walking distance of local shops and close to Abercynon village, which offers further shops, a GP surgery, and the train station. Schools and a play park are nearby, while the A470 is just a few minutes' drive away, providing easy access for commuters.

This property represents an ideal opportunity for first-time buyers, investors, or those looking to renovate and personalize a home in a well-connected community.

## **ENTRANCE PORCH**

A hardwood front door opens into the entrance porch, which has tiled flooring and textured ceiling and walls. The electric meter and fuse board are located here, and a further door leads into the main entrance hall.

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## **HALLWAY**

Textured ceiling and walls. Carpet flooring. Radiator. Door to lounge. Stairs rising to the first floor.

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## **RECEPTION ROOM 1**

**3.50 m x 3.30 m**

Emulsion-finished ceiling and walls. Carpet flooring. uPVC window to the front. Radiator. Power points.

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## **KITCHEN**

**2.60 m x 2.50 m**

Fitted with base units and work surfaces, including a built-in double oven and hob. Emulsion-finished ceiling with a combination of emulsion walls and panelling. Laminate flooring. Radiator and power points, together with a wall-mounted gas fire. Plumbing in place for an automatic washing machine. Door to the inner hallway. uPVC window to the side.

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## **INNER HALLWAY**

Provides access to the downstairs bathroom and a door leading to the exterior.

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## **DOWNSTARIS BATHROOM**

**2.40 m x 1.90 m**

Three-piece suite comprising a bath with shower over, WC, and wash hand basin. Polystyrene-tiled ceiling, fully tiled walls and laminate flooring. Radiator. uPVC windows to the rear and side elevations with frosted glass for privacy.

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## **LANDING**

Textured ceiling and walls with carpet flooring. Radiator. Doors leading to two bedrooms. uPVC window to the rear elevation.

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## **BEDROOM 1**

**4.20 m x 3.50 m**

A large bedroom with an emulsion-finished ceiling, wallpapered walls, and carpet flooring. Radiator and power points. Two uPVC windows to the front elevation providing plenty of natural light.

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## **EXTERIOR**

A good-size and low maintenance enclosed rear patio area with a storage shed, providing a secure and private outdoor space.

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# 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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