



**Fife Street, Abercynon, CF45
4TU**

FOR SALE
£205,000



- **THREE BEDROOMS**
- **DOWNSTAIRS BATHROOM AND UPSTAIRS W.C**
- **SOUTH FACING LOW MAINTENANCE REAR GARDEN**



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Property Description

A well-presented three-bedroom mid-terrace property, situated in the popular and sought-after location of Fife Street, Abercynon. The street is known for being a quiet residential setting, while still offering excellent convenience for everyday living.

The village of Abercynon is just a short stroll away, providing a range of local amenities including shops, a GP surgery, a train station offering excellent transport links and a primary school within the village. A local convenience shop is located just around the corner, along with the Welsh medium school, making this an ideal location for families. Abercynon Sports Centre is also easily accessible on foot, offering a range of indoor and outdoor activities. For commuters, the A470 is on your doorstep, providing direct and convenient access to surrounding towns and cities.

The property itself is well presented throughout and offers spacious and versatile accommodation. The ground floor comprises an entrance hallway, a welcoming lounge with feature detailing and dual aspect windows, and a modern fitted kitchen with access to the exterior. There is also a downstairs bathroom fitted with a modern suite, including a separate shower cubicle.

To the first floor are three bedrooms, along with an additional upstairs W.C, providing added convenience for family living.

Externally, the property benefits from a front forecourt and a beautifully presented rear garden. The south-facing garden has been designed for low maintenance and enjoyment, featuring artificial lawn areas, a decked seating space ideal for BBQs and entertaining, and is fully enclosed with rear lane access.

This is a fantastic family home in a highly convenient location, offering a great balance of space, presentation, and accessibility.

ENTRANCE HALL

1.82 m x 1.33 m

Accessed via a white uPVC front door, leading into the hallway. Finished with an emulsion ceiling with coving, emulsion walls and laminate flooring. Radiator. Useful cupboard housing the electric meter and fuse board. Door leading through to the lounge.



LOUNGE

7.45 m x 4.60 m

Well-presented living space featuring an emulsion ceiling with coving and emulsion walls. The main wall and the area beneath the stairs are enhanced with decorative Cheshire mouldings, creating an attractive panelled effect. Laminate flooring. Radiator and power points. Stairs rising to the first floor. Door leading to the kitchen. Benefiting from a uPVC bay window to the front and an additional uPVC window to the rear, allowing for plenty of natural light.



KITCHEN

3.63 m x 2.94 m

Fitted with a range of cream gloss base and wall units with chrome handles, complemented by wooden work surfaces. Stainless steel sink unit. Built-in oven and hob with extractor hood above. Plumbing for an automatic washing machine. Tiled flooring. Emulsion ceiling with inset spotlights and emulsion walls with tiled splashbacks around the work surfaces. Radiator and power points. Door leading to the downstairs bathroom. uPVC window to the side and door providing access to the exterior.



DOWNSTAIRS BATHROOM

3.00 m x 1.85 m

Fitted with a modern suite comprising an inset bath with tiled surround, low-level W.C., wash hand basin and a large separate shower cubicle. Fully tiled walls and flooring. Emulsion ceiling with inset spotlights. Radiator. Built-in bathroom niches providing useful storage. uPVC window to the rear with frosted glass for privacy.



LANDING

Fitted with carpet flooring, emulsion walls and ceiling featuring a decorative ceiling rose. Doors leading to three bedrooms and the upstairs W.C.



BEDROOM 1

4.84 m x 3.00 m

Good-sized room featuring an emulsion ceiling and a combination of emulsion walls and lightly textured wall covering. Carpet flooring. Radiator and power points. Two uPVC windows to the front, allowing for plenty of natural light.



BEDROOM 2

3.21 m x 2.55 m

A good-sized second bedroom with an emulsion ceiling and walls. Carpet flooring. Radiator and power points. uPVC window to the rear.

Bedroom 3

3.01 m x 2.38 m

Featuring an emulsion ceiling and walls with carpet flooring. Built-in cupboard housing the combi boiler. Radiator and power points. uPVC window to the side.



UPSTAIRS W.C.

2.00 m x 1.01 m

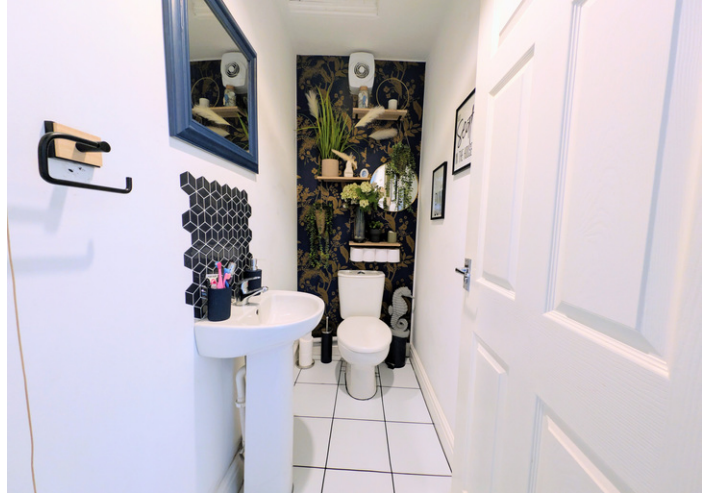
Comprising a low-level W.C. and wash hand basin. Emulsion ceiling, emulsion walls and one wall finished in decorative wallpaper as a feature. Tiled flooring. Access to the loft/attic space.



EXTERIOR

A lovely outdoor space, well presented by its current owners. The garden is south-facing, providing plenty of natural light throughout the day. Featuring an artificial lawn area, ideal for enjoying a morning coffee. Steps lead down to a decked area offering ample space for family seating and BBQs. A further artificial lawn section completes the garden. The space is fully enclosed, with a wooden gate providing rear lane access. Benefitting from an outdoor socket and water tap.





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.

Data Protection Act 1998

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