



**Abercynon Road, Abercynon.  
CF45 4LU**

**FOR SALE  
£135,000**



- **THREE BEDROOMS**
- **NO ONWARD CHAIN**
- **RECENTLY MODERNISED THROUGHOUT**



**3**



**1**



**1**



## **Property Description**

A three-bedroom mid-terraced property situated in Abercynon, recently modernised throughout to a good standard, offering a fresh and updated home with scope for a buyer to put their own stamp on it.

The property is entered via a composite front door into a compact hallway leading into a spacious lounge, filled with natural light from windows to both the front and rear, with stairs rising to the first floor and access through to the kitchen. The kitchen has been updated with white gloss units and provides space for appliances, along with access to the rear of the property. The ground floor also benefits from a bathroom suite comprising bath, W.C., and wash hand basin set within vanity units.

To the first floor are three bedrooms, including two good-sized doubles and a generous single, all accessed from a landing with attic access.

Externally, the rear garden is in need of some TLC but offers excellent potential, along with views over the surrounding mountains.

The property will be sold vacant with no onward chain, making for a straightforward purchase.

Ideally located in Abercynon, the property is just a short drive from the A470, making it ideal for commuters. Abercynon village centre is close by, offering a range of shops, a GP surgery, and a train station, with a local convenience store and sports centre also within easy reach.

## **ENTRANCE HALL**

Entered via a composite front door, the property opens into a compact entrance hall finished with smooth emulsion walls and ceiling. The hall benefits from a radiator, cupboard housing the electric meter and fuse board, and access into the lounge.

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## **LOUNGE**

6.89 m x 4.53 m

A spacious through lounge finished with smooth emulsion walls and ceiling, benefiting from two radiators and power points. The room also provides stairs to the first floor, access into the kitchen, and uPVC windows to both the front and rear allowing for plenty of natural light.

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## **KITCHEN**

4.72 m x 2.37 m

Fitted with a range of ample white gloss wall and base units complemented by contrasting work surfaces, the kitchen offers a bright and practical space. Features include a stainless steel sink unit, plumbing for an automatic washing machine, and we have been advised that a built-in oven and hob will be installed. The room also benefits from a wall-mounted boiler, smooth emulsion walls and ceiling with tiled splashbacks around the work surfaces, radiator, power points, a uPVC window to the rear, and access into the rear hall.

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## **DOWNSTAIRS BATHROOM**

2.85 m x 2.69 m

Fitted with a modern bathroom suite comprising bath, W.C., and wash hand basin set within vanity units. The room benefits from a smooth emulsion ceiling, tiled walls, radiator, and a uPVC window to the rear with obscured glass for privacy.

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## **LANDING**

The first-floor landing is finished with smooth emulsion walls and ceiling and provides access to the attic space and all three bedrooms. A uPVC window to the rear allows for natural light.

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## **BEDROOM 1**

3.62 m x 2.74 m

A well-proportioned bedroom finished with smooth emulsion walls and ceiling, benefiting from a radiator, power points, and a uPVC window to the front providing natural light.

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## **BEDROOM 2**

2.94 m x 2.87 m

A good-sized bedroom finished with smooth emulsion walls and ceiling, benefiting from a radiator, power points, and a uPVC window to the rear allowing for natural light.

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## **BEDROOM 3**

2.66 m x 1.93 m

A generous single bedroom, finished with smooth emulsion walls and ceiling, and benefiting from a radiator, power points, and a uPVC window to the front providing natural light.

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## **EXTERIOR**

Rear garden in need of some TLC and improvement. The property also benefits from views of the surrounding mountains.

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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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