



T Samuel Estate Agents

Tel: 01443 476419 Website: www.tsamuel.co.uk Email: info@tsamuel.co.uk



Lock Street

Abercynon, Mountain Ash, CF45 4UH

FOR SALE

- 3 BEDROOMS PLUS ATTIC SPACE
- MODERN KITCHEN & BATHROOM
- NEW WINDOWS & DOORS
- SOUGHT AFTER LOCATION

£182,500





Property Description

FULL DESCRIPTION

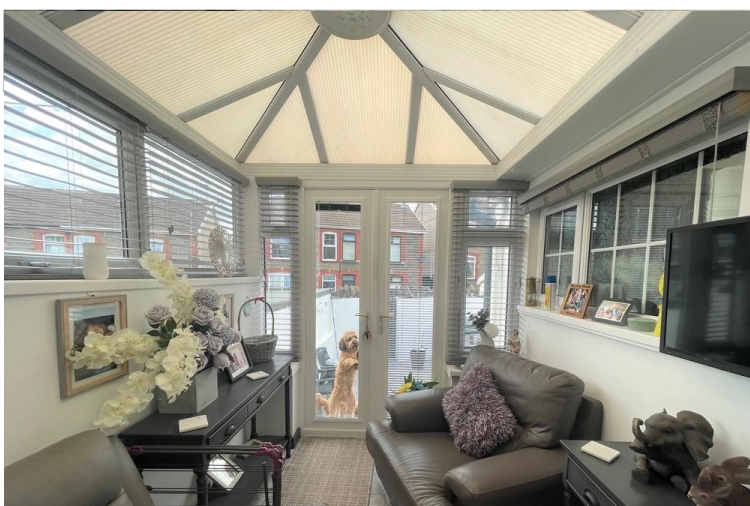
The perfect family home is one that is spacious comfortable and welcoming. This property has plenty of room for everyone to gather and spend time together, as well as private spaces for relaxation and study.

The home is located in a safe and friendly sort after area of Abercynon. Great schools and parks close by.

The house boasts may attractive features to include new windows and doors in anthracite grey. A spacious living room. Modern fitted kitchen with a fabulous range cooker to stay !

3 bedrooms plus attic space making this the perfect family home. Downstairs bathroom with feature roll top bath tub.

The property's conservatory is an additional living space that blends indoor and outdoor living. The rear garden is a charming and intimate outdoor space and is perfect for relaxing and entertaining. Newly laid porcelain tiles. Ample space here for garden furniture and BBQ.





This immaculate property requires no work or renovation and ready to move into

Conveniently located close to local amenities, primary school and the town centre is easily accessible by foot with it's further shops, health centre and train station. Very close to A470

This home is perfect for those looking to step onto the property ladder and also makes it perfect for families



LOUNGE/DINER

22' 6" x 15' 1" (6.87m x 4.62m) Step into this beautiful home via a new grey composite door with super modern fittings. The lounge diner is very spacious and really is the hub of the home. Dining table and chairs are neatly tucked in close to the front window. Just to give you an idea of the space the current owners have a 10ftx10ft corner sofa with still plenty of room for home furnishings.. The focal point of the room is an ornate feature fireplace. Open glass, stainless steel and painted wood staircase. Smooth ceiling with attractive light fitting. Emulsion walls. Radiator. Power points. Carpets laid



KITCHEN/BREAKFAST ROOM

14' 10" x 10' 0" (4.53m x 3.06m) This well designed contemporary glossy grey kitchen has ample wall and floor units with complimentary works tops. Composite sink unit and modern tap. For your convenience you will find built in dishwasher and washing machine and even a wine fridge. There is a Belling electric range cooker perfect for preparing family meals. Space for large upright freezer and fridge. Smooth ceiling. Half tiled and emulsion walls. Glossy porcelain tiled floor. Radiator. Ample power points. .Doors leading to bathroom and conservatory.

CONSERVATORY

10' 3" x 7' 3" (3.13m x 2.21m) Conservatory with uPVC windows and French door leading to the garden. Glossy porcelain tiled floor
Made to measure blind to the windows



BATHROOM

9' 10" x 6' 3" (3.02m x 1.93m) The modern 4 piece bathroom design is simply defined by its look. Straight clean lines with attractive roll top bath tub. Freestanding shower. White glossy paneling to the ceiling. Sink unit is set in a vanity unit with useful storage to keep your bathroom clutter free. WC with press touch flush. Fully tiled walls and floor. Finished with chrome heated towel rail makes this a perfect family bathroom, uPVC window to the side of the property



BEDROOM 1

12' 2" x 8' 3" (3.72m x 2.54m) Artex ceiling. Fashionable half panelled and emulsion walls. Radiator. Power points. Carpets laid. UPVC window to the front of the property

BEDROOM 2

10' 9" x 9' 10" (3.30m x 3.01m) Smooth ceilings. Emulsion walls. Radiator. Power points. Cupboard housing the combination boiler. Carpets laid. uPVC window to the rear

BEDROOM 3

9' 4" x 6' 10" (2.86m x 2.10m) Smooth ceiling. Emulsion walls. Carpets laid. Radiator. Power points. The current owners are using this space as dressing room. Ample space for wardrobes. uPVC window to the front



LANDING

Light and airy landing with all doors leading to the bedrooms and further staircase leading to the attic space. Smooth ceiling. Emulsion walls. Carpets laid

ATTIC SPACE

Smooth ceiling. Emulsion walls. 2 Velux fitted with fitted blinds. Carpets laid. This area lends itself to multiple uses. It is the full width of the original house

REAR GARDEN

The rear garden is enclosed by painted rendered walls and has rear gated access. It really is an ideal space to relax and entertain friends and family. With the bonus of newly laid porcelain tiled floor. Space for garden furniture and BBQ. There is a useful block built lean to storage area





Misdescriptions Act 1991

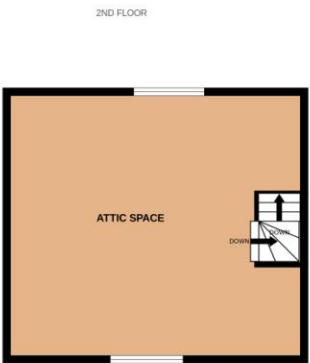
The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

22 Oxford Street
Mountain Ash
Rhondda Cynon Taff
CF45 3PL

www.tsamuel.co.uk
info@tsamuel.co.uk
01443 476419

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements