



**West Street, Abercynon. CF45
4SS**

FOR SALE
£159,950



- **3 BEDROOM END TERRACE**
- **NEW KITCHEN AND BATHROOM**
- **DETACHED GARAGE**



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Property Description

T Samuel Estate Agents are delighted to bring to market this recently updated three-bedroom, stone-fronted property, ideally located on West Street in Abercynon.

The accommodation comprises a welcoming entrance hallway, a spacious open-plan lounge and dining area, a newly fitted modern kitchen, and a stylishly updated ground floor bathroom. To the first floor, there are three well-proportioned bedrooms, offering comfortable living space for a growing family. Externally, the property features a low-maintenance patio garden and a garage with a roller shutter door, providing secure parking or additional storage. This is an ideal opportunity for buyers seeking a well-presented home in a convenient and popular location.

The property is conveniently situated close to a wide range of amenities, including primary schools, a health centre, train station, local shops, and a sports centre, with easy access to the A470 for excellent commuter links.

Hallway

3.84 m x 0.99 m

Entrance to the property is via upvc front door, the hallway features smooth emulsion ceilings and walls, complemented by stylish laminate flooring and a fresh, neutral décor throughout. A door leads through to the open-plan lounge and dining area, while a staircase provides access to the first floor.



Lounge diner

6.51 m x 3.59 m

This spacious lounge and dining area offers a bright and versatile living space, ideal for both relaxing and entertaining. Natural light floods the room through uPVC windows positioned at both the front and rear, creating a warm and inviting atmosphere throughout the day. The interior is tastefully finished with smooth emulsion ceilings and walls, enhanced by a stylish feature wallpapered wall that adds character to the room.

Laminate flooring runs seamlessly through the space, providing a modern and low-maintenance finish. The room also benefits from a radiator for comfort, multiple power points for convenience, and a useful under-stairs storage cupboard—perfect for keeping the space clutter-free. A door leads through to the newly fitted kitchen, offering easy flow between living and dining areas and the heart of the home.



Kitchen

4.84 m x 2.80 m

This newly fitted kitchen is both stylish and functional, featuring a range of contemporary white gloss base and wall units that provide ample storage space. Complementary worktops offer a sleek and practical surface for food preparation, enhancing the modern feel of the room. A uPVC window to the side allows plenty of natural light to brighten the space, while the durable vinyl flooring ensures easy maintenance and everyday practicality. The kitchen is equipped with a freestanding oven and hob, ideal for home cooking, and includes plumbing for a washing machine for added convenience. A radiator keeps the space warm and comfortable throughout the year. A uPVC door provides direct access to the rear garden, making it easy to enjoy outdoor dining or simply step outside into the fresh air. This well-designed kitchen combines modern aesthetics with practical features, making it a key highlight of the home.



Bathroom

1.87 m x 1.69 m

This newly fitted bathroom features a modern white suite, thoughtfully designed to offer both comfort and style. The suite comprises a full-size bathtub with a sleek overhead shower, ideal for both relaxing soaks and quick morning routines. A contemporary wash hand basin is set within a practical vanity unit, providing convenient storage and a clean, streamlined finish. The WC complements the overall design, completing the suite's fresh and modern look. The room is finished with attractive, easy-to-maintain vinyl flooring and a chrome-finished heated towel rail, adding both functionality and a touch of luxury. A uPVC window to the rear allows natural light to fill the space while maintaining privacy, contributing to the bathroom's bright and airy feel. This thoughtfully updated space offers a perfect blend of modern aesthetics and everyday practicality.



Landing

3.37 m x 0.91 m

Smooth emulsion ceiling and walls.
Newly decorated . Newly laid carpets.
Doors with access to all 3 bedrooms.



Bedroom 1

4.68 m x 3.45 m

A generously sized double bedroom featuring smooth emulsion-finished walls and ceiling. Two UPVC windows to the front provide ample natural light. The room benefits from a radiator, multiple power points, fresh decoration throughout, and newly laid carpets.



Bedroom 2

2.84 m x 2.81 m

A well-proportioned double bedroom finished to a high standard, featuring smooth emulsion walls and ceiling. Recently redecorated in a fresh, neutral palette and complemented by newly laid carpets, the room offers a clean and modern feel. A UPVC window to the rear allows for natural light while providing a pleasant outlook and added insulation.



Bedroom 3

3.59 m x 2.73 m

Another spacious double bedroom, tastefully finished with smooth emulsion walls and ceiling. A UPVC window to the side offers natural light and ventilation. The room also features a built-in cupboard housing the combi boiler, providing practical storage. Freshly decorated and complete with newly laid carpets, this bedroom offers a clean and comfortable living space.



Rear garden

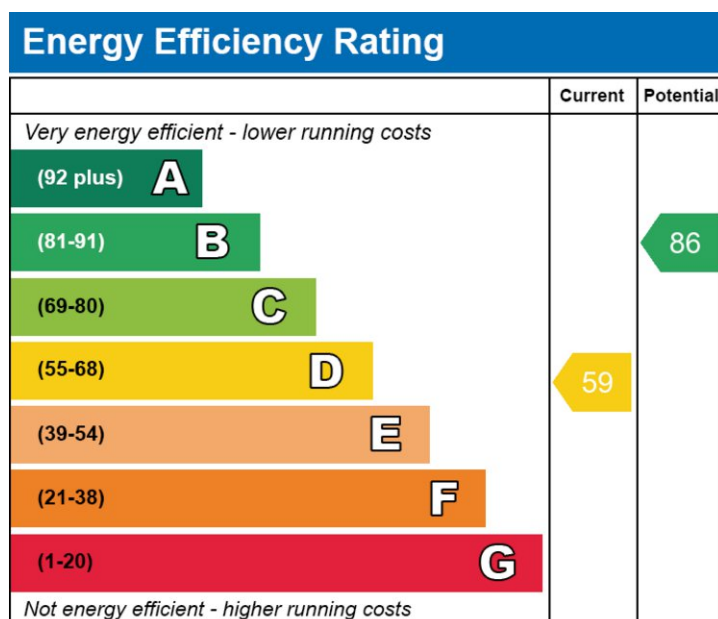
A generously sized rear garden featuring a paved patio area and hardstanding, ideal for outdoor entertaining or additional parking. Double secure gates to the side provide convenient access to the adjoining grassy lane. Enjoying a sunny aspect, the garden offers ample space for outdoor furniture and relaxation. A detached garage is located at the far end of the garden, offering additional storage or parking options.







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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