



**Cardiff Road, Abercynon. CF45
4PL**

FOR SALE
£117,500



- **THREE BEDROOMS**
- **VACANT AND NO ONWARD CHAIN**
- **SOUGHT AFTER VILLAGE LOCATION**



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Property Description

This three-bedroom mid-terraced property is ideally located in the sought-after area of Abercynon and is offered for sale vacant with no onward chain, making it an excellent opportunity for a quick and hassle-free move. The village is within easy walking distance, providing convenient access to a variety of local amenities including shops, a GP surgery, the train station, and a primary school, perfect for families and commuters alike.

Inside, the property features a practical entrance hall leading to a comfortable lounge filled with natural light. The adjoining kitchen offers a functional layout with ample workspace and plumbing ready for an automatic washing machine. Downstairs also benefits from a modern bathroom with a spacious walk-in shower.

Upstairs, there are three well-sized bedrooms accessed via a bright landing with attic storage potential. Each room enjoys a light and airy feel, complemented by fitted radiators and ample power points.

The exterior boasts a low-maintenance garden with decorative stone-laid tiers and a concrete seating area, ideal for relaxing outdoors or entertaining guests. A wooden gate provides rear lane access, adding to the convenience and security of the property.

With excellent transport links via the nearby A470 and all essential amenities close by, this home offers a great lifestyle in a popular community, suited to first-time buyers, growing families, or investors.

ENTRANCE HALL

Upon entering the property through a white uPVC front door, you're welcomed into a bright and practical entrance hall. The space features durable vinyl flooring underfoot, with emulsion-finished walls and ceiling creating a clean, neutral backdrop. A staircase leads to the first floor, while access is provided to the main lounge. The hall also houses the electric meter and fuse board, along with conveniently placed power points for everyday use.



LOUNGE

4.68 m x 3.50 m

The lounge is a comfortable and inviting space, featuring emulsion walls and an artex ceiling. Soft carpet flooring adds warmth underfoot, while a large uPVC window to the front allows plenty of natural light to fill the room. A radiator ensures year-round comfort, and multiple power points provide practical functionality. A door leads directly through to the kitchen, making this an ideal setting for both relaxing and entertaining.



KITCHEN

3.46 m x 2.10 m

The kitchen offers a functional layout with wood-finish base units paired with a complementary black work surface. A stainless steel sink unit is positioned conveniently within the workspace, while a uPVC window at the rear brings in natural light. The room is plumbed for an automatic washing machine and features practical tiled flooring. Walls are finished in emulsion, with tiled splashbacks around the work surface area, and an artex ceiling continues the theme from the adjoining rooms. A radiator provides warmth, and multiple power points ensure everyday practicality. A door leads through to the inner hallway, offering easy access to other areas of the home.



INNER HALLWAY

The inner hallway is finished with emulsion walls and ceiling, complemented by practical laminate flooring. This space provides access to the downstairs shower room and also features a door leading directly to the exterior of the property, offering a convenient secondary entrance.



DOWNSTAIRS BATHROOM

2.71 m x 1.80 m

The L-shaped downstairs bathroom is well-appointed, featuring a large walk-in shower, a WC, and a wash hand basin set within a modern vanity unit. The walls and ceiling are fully panelled for a sleek, low-maintenance finish, while laminate flooring adds a practical touch. A radiator ensures warmth, and the wall-mounted combi boiler is neatly positioned within the space. A frosted glass uPVC window to the rear provides both natural light and privacy.



LANDING

The landing features a carpeted floor with wallpapered walls and an emulsion-finished ceiling, creating a warm and comfortable transition space. A uPVC window to the rear brings in natural light, while access is provided to all three bedrooms. There is also a hatch to the attic, offering additional storage potential. Power points are conveniently placed for added functionality.



BEDROOM 1

3.70 m x 2.54 m

Bedroom One features an artex ceiling and emulsion-finished walls, with soft carpet flooring adding comfort underfoot. A uPVC window to the front allows natural light to fill the space, while a radiator ensures warmth throughout the seasons. Multiple power points offer convenience for everyday living.



BEDROOM 2

3.02 m x 2.91 m

Bedroom Two features an artex ceiling and emulsion walls, creating a bright and airy atmosphere. The room is laid with carpet flooring for added comfort, and a uPVC window to the rear lets in natural light. A radiator keeps the room warm, and multiple power points provide practical convenience.



BEDROOM 3

2.90 m x 1.99 m

Bedroom Three offers an artex ceiling and emulsion walls, creating a light and welcoming space. Carpet flooring adds warmth underfoot, while a uPVC window to the front fills the room with natural light. The room is equipped with a radiator and multiple power points for everyday convenience.



EXTERIOR

The exterior offers a low-maintenance outdoor space, beginning with a concrete section perfect for a bistro table—ideal for enjoying morning coffee or evening drinks. Steps lead up to two charming tiers laid with decorative stones and enclosed by fencing, creating private, easy-care areas to relax or entertain. A wooden gate provides convenient access to the rear lane, adding to the property's practicality and appeal.







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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