



**Gwendoline Terrace,  
Abercynon. CF45 4TE**

**FOR SALE**  
**£170,000**



- **THREE BEDROOMS**
- **VERSATILE ATTIC SPACE**
- **SOUGHT AFTER LOCATION**



**3**



**1**



**1**



## **Property Description**

T Samuel Estate agents bring to market this charming three bedroom stone fronted terraced home with attic space located in the sought after area of Gwendoline Street, Abercynon.

This cherished family home, lovingly maintained for many years, is now ready to welcome its new owners. The property features an inviting hallway, a spacious lounge diner, and a well appointed kitchen. Upstairs, you'll find three bedrooms and a family bathroom with a useful attic space. The delightful rear garden includes pedestrian access, offering a perfect blend of comfort and convenience.

Situated in the popular location of Abercynon close to primary schools, local shops and train station are all within walking distance. The A470 is a few minutes drive making commuting a dream.

Dont delay get you viewing booked today

## **HALLWAY**

3.97 m x 1.00 m

Entrance to the property is via upvc front door. Artex ceiling and wall papered walls. Radiator. Carpets laid. Staircase to the first floor and door leading to lounge diner.

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## **LOUNGE DINER**

7.10 m x 3.61 m

Spacious lounge diner featuring an artex ceiling and wall papered walls. Carpets laid. UPVC windows at both to the front and rear provide ample natural light, while an attractive feature fireplace adds warmth and character. A door leads conveniently to the kitchen.

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## **KITCHEN**

2.93 m x 2.64 m

The kitchen was updated in recent years with a sleek modern design featuring high gloss cabinetry and ample base and wall units with complimentary work tops. Space for freestanding oven and dishwasher. The space is complemented by smooth emulsion walls and ceiling, ceramic tiled splashbacks, and attractive high gloss flooring. Additional features include a radiator and multiple power points for convenience.

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## **UTILITY AREA**

1.88 m x 1.42 m

Useful space with room for fridge freezer and plumbing for washing machine. Artex ceiling Upvc window to the rear. High gloss porcelain tiled flooring.

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## **FAMILY BATHROOM**

2.77 m x 2.90 m

Modern family bathroom featuring a L Shaped bathtub with shower over , wash hand basin set in vanity unit and close coupled WC. The space is enhanced by a smooth emulsion ceiling, fully tiled walls and laminate flooring. Wall to wall fitted wardrobes. A UPVC

window at the rear allows natural light, and a radiator ensures comfort.

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### **BEDROOM 1**

3.51 m x 3.03 m

Generously sized double bedroom fitted Christy bedroom giving a great storage solutions. Artex ceiling and wall papered walls. UPVC windows to the front. Fitted with carpet flooring, a radiator, and multiple power points for convenience.

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### **BEDROOM 2**

3.10 m x 3.04 m

Good sized double bedroom featuring an Artex ceiling and wall papered walls. Useful fitted wardrobe. UPVC windows to the rear. Fitted with carpet flooring, a radiator, and multiple power points for convenience.

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### **BEDROOM 3**

3.05 m x 1.61 m

Great storage space here with fitted wardrobes. Artex ceiling with wall papered walls. UPVC windows to the front. Fitted with carpet flooring, a radiator, and multiple power points for convenience.

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### **ATTIC SPACE**

4.81 m x 3.39 m

Versatile attic space equipped with heating and power points, offering a highly practical and functional addition to the property. Radiator. Carpets laid. Velux windows to the rear.

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### **REAR GARDEN**

The rear garden offers a serene space perfect for relaxation with block pavier laid. Complete with a convenient stone garden shed equipped with power and a Upvc pedestrian gate for easy rear access.

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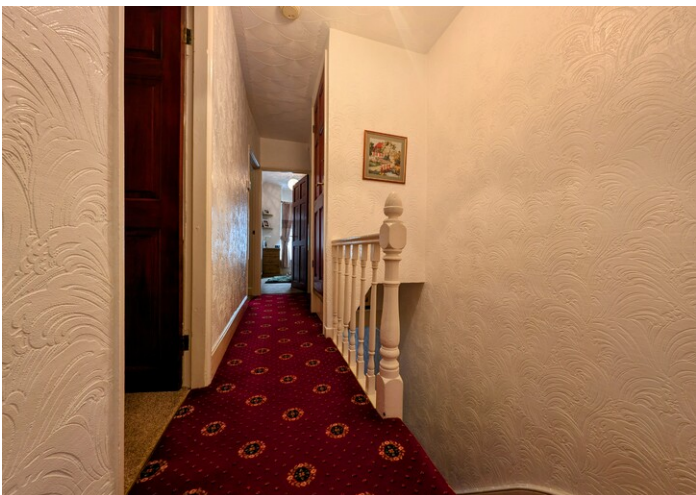
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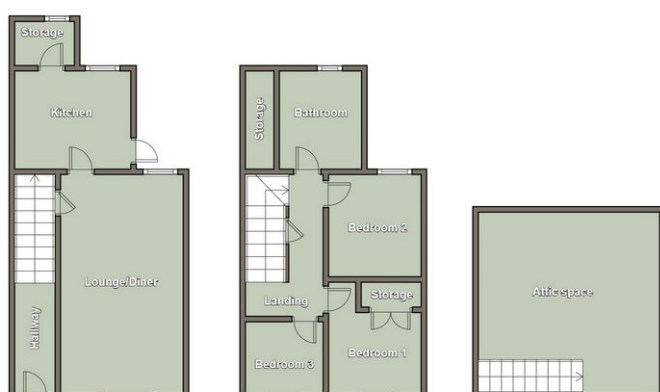




## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## 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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