



**Park View, Abercynon. CF45
4TR**

**FOR SALE
£129,995**



- **THREE BEDROOMS**
- **DOWNSTAIRS BATHROOM**
- **UPSTAIRS SHOWER ROOM**



3



2



1



Property Description

*** END OF TERRACE WITH THREE BEDROOMS ***

Welcome to your dream home!

This end of terrace three bedroom gem boasts a stylish modern kitchen and a cosy log burner, ideal for those wintry nights and a relaxing bathroom with bathtub downstairs and a convenient shower room upstairs.

With gardens to the front and both sides, you'll have plenty of space to enjoy the views of the nearby cricket field. Plus, there's a bonus of a summer house.

Situated in the sought after area of Abercynon. Close to local shops, GP surgery and train station.

Both Welsh and English primary schools within walking distance. Local sports centre with it's outdoor and indoor facilities are a stones throw away together with cricket and rugby fields making this an ideal family location.

The A470 is on your door step providing easy access to Cardiff and the Heads of the Valley link roads.

Viewing is highly recommended, don't miss out on this amazing opportunity.

Accommodation: Entrance hall, lounge, kitchen, downstairs bathroom, three bedrooms and upstairs bathroom.

ENTRANCE HALL

Entrance via a composite front door. Laminate flooring. Emulsion ceiling with coving. Emulsion walls with one wallpapered as a feature. Radiator. Power point. Doors leading to downstairs bathroom, kitchen and lounge. Stairs to the first floor. uPVC window to the front.



LOUNGE

4.39 m x 3.41 m

Feature of this room has to be the log burner, ideal to cosy up during the winter months. This room has recently been renovated to include insulated plasterboards to both walls and ceilings. LED ceiling light with built in dimmer and fan. Emulsion ceiling with sunken spot lights. Emulsion walls. Laminate flooring. Radiator. Power points. Two uPVC windows and uPVC french doors leading to the side of the property.



KITCHEN

4.71 m x 2.82 m

Modern kitchen with ample base and wall units in cream gloss with chrome handles. Wooden work surface. Stainless steel sink unit. Built in oven and hob with extractor hood above. Plumbed for automatic washing machine. Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Power points. uPVC window to the side.



DOWNSTAIRS BATHROOM

2.53 m x 1.70 m

Three piece suite in white comprising bath with central mixer taps, w.c and wash hand basin with vanity unit. Emulsion ceiling with coving and sunken spot lights. Emulsion walls with tiles around splashback areas. Tiled flooring. Chrome radiator. uPVC window to the front with obscure glass.



LANDING

Emulsion walls with one wallpapered as a feature. Emulsion ceiling. Carpet flooring. Radiator. Power point. Doors leading to three bedrooms and upstairs shower room. Attic access.

BEDROOM 1

3.49 m x 3.42 m

Double doors leading to walk in wardrobe. Emulsion ceiling with coving. Emulsion walls with one wallpapered as a feature. Laminate flooring. Radiator. Power points. uPVC window to the side.

BEDROOM 2

2.83 m x 2.41 m

Emulsion ceiling with coving. Emulsion walls with one wallpapered as a feature. Radiator. Power points. Carpet flooring. uPVC window to the side.

BEDROOM 3

2.86 m x 2.04 m

Newly plastered walls and ceiling, blank canvas to add your own personal touch. Laminate flooring. Radiator. Power points. uPVC window to the side.

UPSTAIRS SHOWER ROOM

1.83 m x 1.65 m

Corner shower cubicle with w.c and wash hand basin and vanity unit. Panelled ceiling with sunken spot lights. Emulsion and tiled walls. Tiled flooring. Chrome radiator. Wall mounted boiler. uPVC window to the front with frosted glass.



EXTERIOR

Front - Enclosed front with wooden gate entrance. Pathway leading down to front door with artificial lawn and patio laid to one side and artificial lawn and decking laid to the other.

Front side - Amazing views to the side of the surrounding mountains and local cricket field. Enclosed and laid with porcelain tiles. Wooden frame Summer house with PVC covering, windows and door. Perfect location to sit and enjoy the outdoors.

Rear - Laid with concrete. Outside tap. Retaining wall laid with porcelain tiles.









EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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