



**Park Street, Abercynon.
CF45 4PF**

**FOR SALE
£135,000**



- **3 BEDROOM TERRACE**
- **MODERN KITCHEN & BATHROOM**
- **POPULAR LOCATION**



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Property Description

T Samuel are pleased to bring to market this three bedroom spacious terraced property in Park Street, Abercynon. It benefits from no onward chain.

Property has been modernised in recent years and is perfect for a first time buyer or larger family. It's the ideal place to call home and is very warm and welcoming, it's ready to pack your bags and move straight in !!

Conveniently located a short distance away from the village of Abercynon you'll have the amenities at your fingertips such as shops, GP surgery, primary school, leisure centre and train station.

The A470 is a few minutes drive away providing easy access for commuters.

Accommodation comprises:

Hallway, lounge diner, kitchen and downstairs bathroom. 3 bedrooms to the first floor. Rear garden.

Hallway

1.29 m x 1.09 m

Entrance to the property via uPVC door. Smooth emulsion ceiling and walls. Electric Box. Laminate flooring. Oak and glass door to lounge diner.



Lounge Diner

6.64 m x 4.49 m

Spacious lounge diner with dual aspect windows making it light and airy. There is ample space here for all the family and ready just to add your furniture. Smooth emulsion ceiling and walls. Radiator. Power points. Open staircase to the first floor. Oak and glass door leading to the kitchen.



Kitchen

3.90 m x 2.77 m

Modern kitchen with base and wall units in cream high gloss with chrome handles and complimentary worktops. Integrated fan oven and electric 4 zone ceramic hob. Smooth emulsion ceiling and walls. Tiled splashbacks. Power points. Radiator. Ceramic tiled floor. Door leading to bathroom and to rear garden.



Bathroom

3.65 m x 0.76 m

4 piece white bathroom suite to include bath tub, freestanding corner shower, WC and wash hand basin set in attractive vanity unit. Smooth emulsion ceiling and walls. Partially tiled walls. uPVC windows to the rear and side. Chrome fitted heated towel rail.



Bedroom 1

3.85 m x 2.69 m

Smooth emulsion ceiling and walls. Radiator. Power points. uPVC window to the front of the property. Carpet laid.



Bedroom 2

2.99 m x 2.69 m

Smooth emulsion ceiling and walls. Radiator. Power points. uPVC window to the rear of the property. Carpet laid.



Bedroom 3

2.87 m x 1.86 m

Smooth emulsion ceiling and walls. Radiator. Power points. uPVC window to the rear of the property. Carpet laid.



Rear garden

Concrete section with steps leading to tiered garden. Patio areas with space to enjoy the outdoors. Outside tap. Rear lane access.







EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

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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