



T Samuel Estate Agents

Tel: 01443 476419 Website: www.tsamuel.co.uk Email: info@tsamuel.co.uk



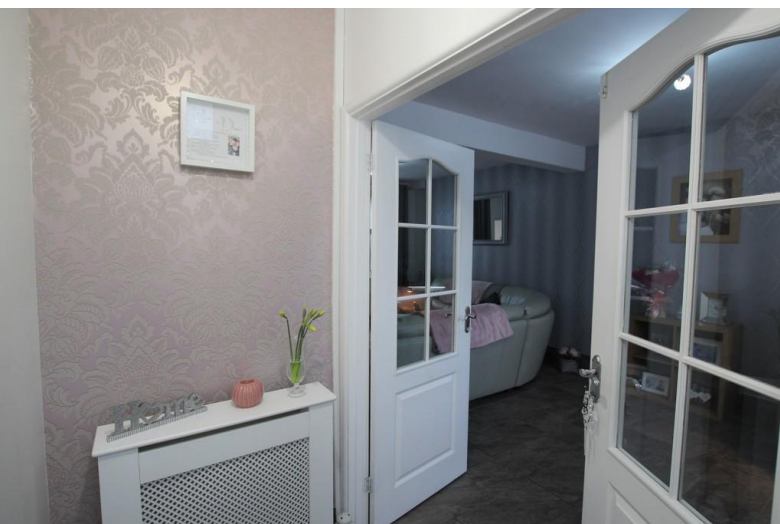
New Street

Abercynon, Mountain Ash, CF45 4NR

FOR SALE

- 2 BEDROOMS
- ATTIC SPACE
- SOUGHT AFTER LOCATION
- MODERNISED THROUGHOUT

£135,000





Property Description

Fantastic opportunity to purchase this modernised property in the sought after area of Abercynon.

The property has been well maintained by it's current owners with modern Decor throughout!! This property will appeal to any buyer and viewing is highly recommended.

Modern sash effect windows to the front and a large stone building to the rear of the garden which can have many uses.

Situated in the village of Abercynon, close to local amenities, primary school, train station and on the doorstep of the A470 allowing easy commute to Cardiff and the heads of the valley link road.

Accommodation: Entrance hall, lounge, kitchen, upstairs bathroom and two bedrooms. Useable attic space. To the rear there is a section of artificial grass and a large stone built outbuilding that could be used for many options.



HALLWAY

6' 9" x 3' 11" (2.08m x 1.20m) Entrance via a contemporary composite door in grey with decorative diamond shape glass and large chrome handle. Emulsion ceiling and walls with one wallpaper feature wall. Tiled flooring. Radiator with decorative covering. Cupboard housing electric meter and fuse board. Double doors leading to lounge.

LOUNGE

20' 0" x 14' 0" (6.11m x 4.26m) Emulsion ceiling and walls with one wall that has been attractively decorated as a feature. Tiled flooring. Two radiators. Power points. uPVC sash effect window to the front and also a uPVC window to the rear allowing in plenty of natural light. Door leading to kitchen. Stairs to first floor.



KITCHEN

13' 0" x 9' 0" (3.97m x 2.75m) Combination coloured kitchen units, the base being in anthracite gloss and the wall being gloss white. Both complimenting each other. Work surfaces with tiles around. Stainless steel sink unit with pull down spray taps. Emulsion ceiling. Emulsion walls with part tiled. Door leading to storage cupboard. Built in oven with halogen hob and extractor chimney above. Plumbed for automatic washing machine. Vertical wall mounted radiator. uPVC door leading to the rear.

LANDING

10' 11" x 2' 4" (3.34m x 0.73m) New carpet laid. Emulsion ceiling. Emulsion walls with one wall attractively decorated. Doors to 2 bedrooms and upstairs bathroom. Stairs leading to attic space.



UPSTAIRS BATHROOM

12' 5" x 8' 7" (3.81m x 2.62m) Three piece suite in white comprising L shape bath, wash hand basin and w.c. Shower screen and over bath shower. Laminate flooring. uPVC window to the side. Cupboard housing combination boiler and storage. Emulsion ceiling and tiled walls.

BEDROOM 1

15' 3" x 10' 0" (4.67m x 3.07m) Emulsion walls and ceiling. Carpet flooring. Two sash effect uPVC windows to the front. Radiator. Power points.

BEDROOM 2

10' 6" x 9' 9" (3.22m x 2.98m) Emulsion ceiling and walls with one wall attractively decorated with wallpaper as a feature. Laminate flooring. uPVC window to the rear. Power points. Radiator.

ATTIC SPACE

12' 0" x 11' 6" (3.68m x 3.52m) Emulsion walls and ceiling. Two velux windows. Laminate flooring. Radiator. Power points. Built in storage cupboards in the eaves.





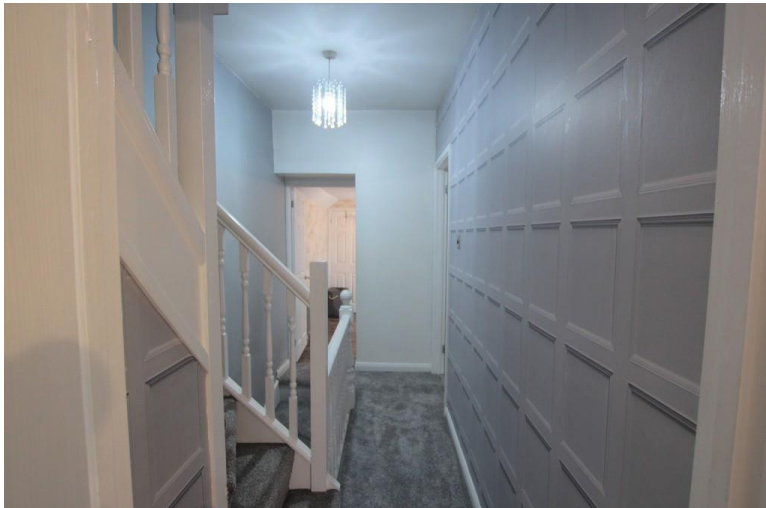
OUTSIDE REAR

Really nice outside space with patio laid and a section of artificial grass. The current owners have built their very own bar for those lovely summer evenings.

Large stone built storage/summer house (5.26 x 3.23).
Emulsion walls. Panelled ceiling. Power points. Door to rear lane.







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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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22 Oxford Street
Mountain Ash
Rhondda Cynon Taff
CF45 3PL

www.tsamuel.co.uk
info@tsamuel.co.uk
01443 476419

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements