



# T Samuel Estate Agents

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**North Street**

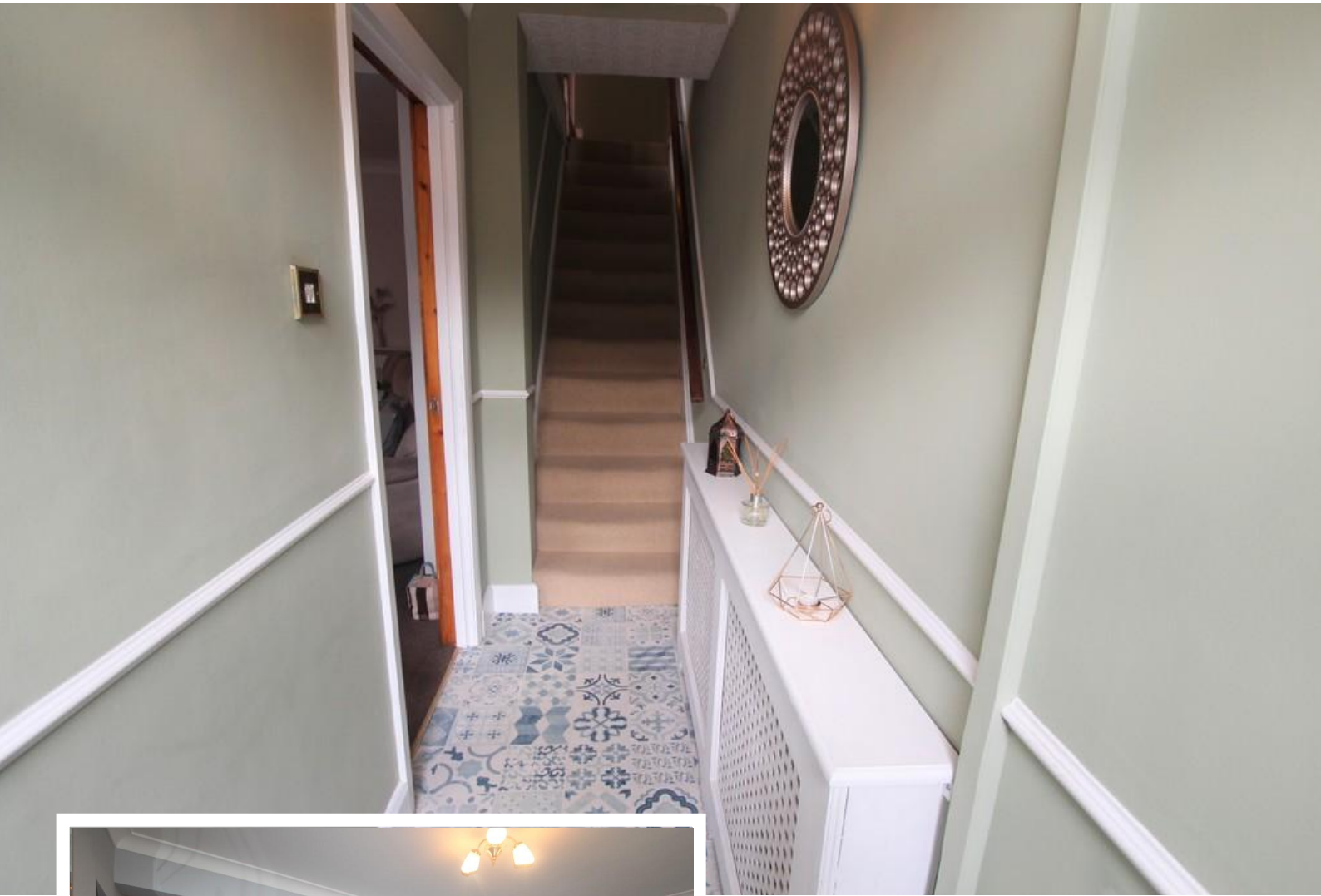
**Abercynon, Mountain Ash, CF45 4ST**

**FOR SALE**

- **GARAGE**
- **3 BEDROOMS**
- **SOUGHT AFTER AREA**
- **VIEWING HIGHLY RECOMMENDED**

**£165,000**





## Property Description

It's a pleasure to offer for sale this fantastic front forecourt, mid terrace property in the heart of Abercynon.

Beautiful feature of the lounge is the open fireplace, ideal to cosy up in front of on those cold winter nights.

Sought after area and location is perfect for the professional commuters as Abercynon benefits from excellent transport links.

This spacious home offers three good size bedrooms and a garage to the rear.

Local amenities on your doorstep together with GP surgery and primary school. Within walking distance there is a sports centre with indoor swimming pool and outdoor facilities such as a pool during the summer months, tennis courts, football pitch and play park.

The property is immaculate throughout, all you need to do is bring your things and move straight in!





Accommodation comprises: Entrance hall, lounge, kitchen/diner, downstairs bathroom, three bedrooms and garage.

#### ENTRANCE HALL

9' 7" x 3' 3" (2.94m x 1.01m) Entrance via white uPVC front door. Attractive wallpaper ceiling with coving. Emulsion walls with dado rail. Radiator with decorative covering. Cupboard housing electric meter and fuse board. Stairs to the first floor. Door leading to lounge. Attractive vinyl flooring with tile design.

#### LOUNGE

20' 10" x 12' 2" (6.37m x 3.72m) Large family size lounge with uPVC front window allowing in plenty of natural light. Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Two radiators, one with decorative covering. Power points. 2 built in corner cupboards. Decorative shelves in alcove. Feature of the lounge is the open fireplace, beautiful on those cold nights to cosy up in front of. Door leading to kitchen.



#### KITCHEN

2 aspects to the kitchen:

2.58 x 1.82 - Base and wall units in light wood with chrome handles and complimentary work surface. Emulsion walls with tiles around work surface. Emulsion ceiling with inserted spotlights. Vinyl effect flooring. Stainless steel sink unit. Plumbed for automatic washing machine. Radiator. Power points. Velux window. uPVC door leading to rear.

3.39 x 3.32 - Base and wall units in light wood with chrome handles and complimentary work surface. Emulsion ceiling and walls with tiles around work surface. Vinyl flooring. Radiator. Power points. Built in oven with halogen hob. Chrome chimney extractor. Space for small dining table and chairs. Table to rear hallway.



#### REAR HALL

3' 10" x 3' 6" (1.18m x 1.08m) Panelled ceiling. Emulsion walls. Power points. Wall mounted combi boiler. Door leading to downstairs bathroom.

#### DOWNSTAIRS BATHROOM

9' 2" x 8' 3" (2.81m x 2.53m) L shaped bathroom comprising bath, separate shower cubicle, w/c and wash hand basin with built around vanity cupboards. Emulsion ceiling. Tiled walls and floor. uPVC window to the rear with frosted glass. Two wall mounted radiators.



#### LANDING

11' 3" x 1' 1" (3.43m x 0.35m) Emulsion ceiling with coving. Emulsion walls with dado rail. Carpet flooring. Radiator. Attic access. Doors to three bedrooms.



#### BEDROOM 1

16' 6" x 11' 8" (5.04m x 3.56m) Emulsion ceiling with coving. Emulsion walls with one wall which has been wallpapered as a feature. Carpet flooring. Radiator. Power points. Two uPVC windows to the front.

#### BEDROOM 2

10' 8" x 8' 10" (3.27m x 2.71m) Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the rear.

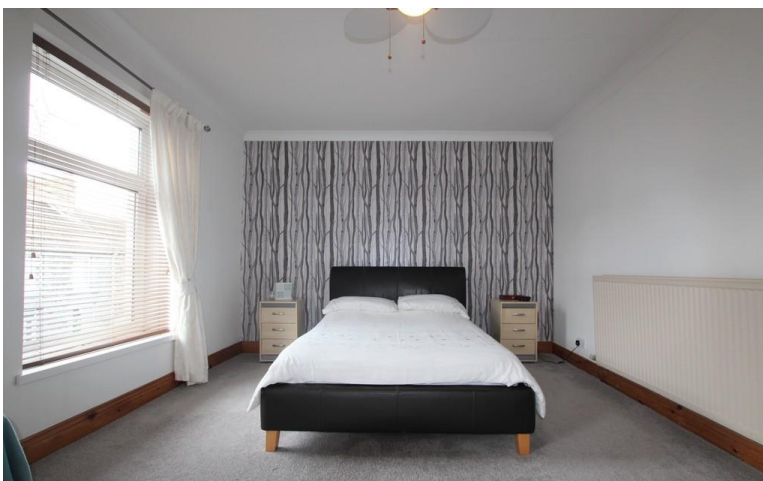
#### BEDROOM 3

10' 5" x 9' 6" (3.19m x 2.90m) Emulsion ceiling with coving. Emulsion walls with one wall which has been papered as a feature. Radiator. Power points. Attic access. uPVC window to the side.

#### EXTERIOR

FRONT - Forecourt with space for plant pots.

REAR - Couple of steps leading to enclosed area with block paving and pond. Entrance to rear garage.





#### Misdescriptions Act 1991

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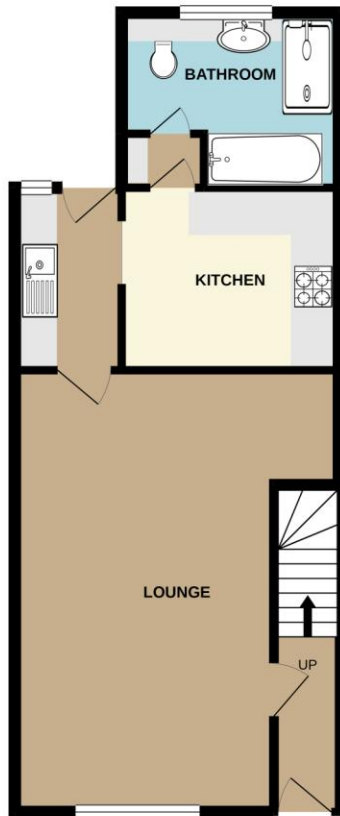
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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