



T Samuel Estate Agents

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Avondale Street

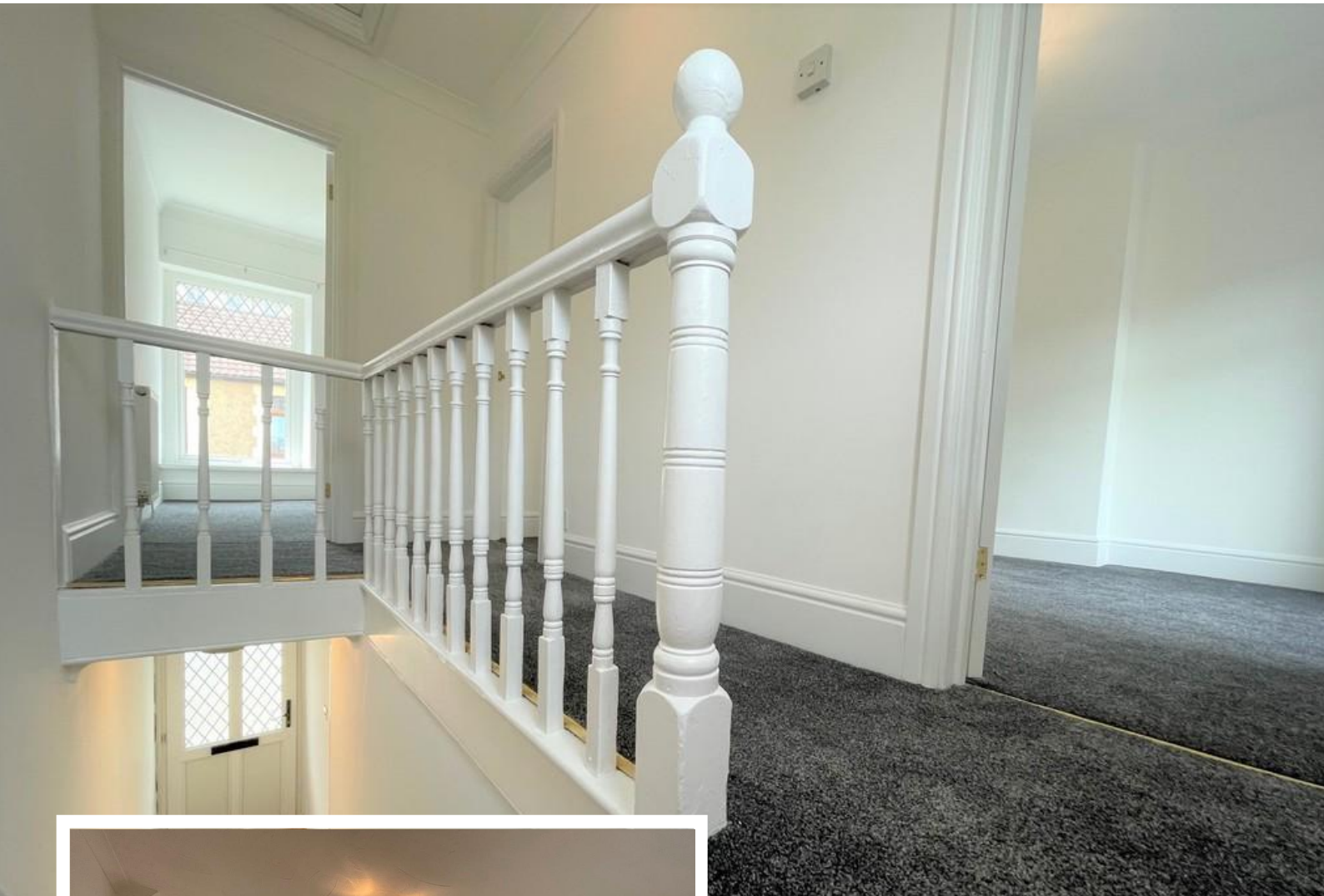
Abercynon, Mountain Ash, CF45 4AJ

FOR SALE

- 3 BEDROOMS
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- VACANT POSSESSION

£129,950





Property Description

***** ARE YOU LOOKING FOR A PROPERTY TO MOVE STRAIGHT INTO *****

We are pleased to offer for sale this three bedroom mid terrace property situated in Avondale Street on the outskirts of Abercynon.

The property is vacant and to be sold with no onward chain. A really good size family home, literally pack your bags and move straight in.

Local shops close by and the village of Abercynon is within walking distance providing further shops, GP surgery, primary school and train station. Sports centre and play park are close by. .

The property is close to local bus routes and a few minutes drive to the A470 providing easy commute to Cardiff and the Heads of the Valley link roads.

ACCOMMODATION: Entrance hall, lounge, kitchen, downstairs bathroom, three bedrooms .



ENTRANCE HALL

9' 1" x 3' 4" (2.77m x 1.03m) Entrance via a white uPVC front door. Artex ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Cupboard housing electric meter and fuse board. Stairs to first floor. Door to lounge.

LOUNGE

20' 10" x 10' 10" (6.37m x 3.31m) Good size lounge area. Artex ceiling with coving. Emulsion walls with dado rail. Two radiators. Power points. Marble effect fire surround and hearth. uPVC window to the front and rear allowing in plenty of natural light. Door to kitchen.



KITCHEN

15' 4" x 8' 5" (4.69m x 2.57m) Wood base and wall units with complimentary dark work surface, Breakfast bar. Emulsion ceiling with sunken spot lights. Emulsion walls with tiles around work surface. Stainless steel sink unit. Tiled floor. Radiator. Power points. Built in oven and hob. Under stairs storage area. Door to downstairs bathroom and uPVC door to the rear. uPVC window to the side.

DOWNSTAIRS BATHROOM

8' 7" x 6' 3" (2.63m x 1.93m) Three piece suite in white comprising bath with shower screen and shower over head, wash hand basin and w.c. Emulsion ceiling with sunken spotlights. Tiled walls and flooring. Radiator. Two uPVC windows to the rear with frosted glass. Cupboard housing combi boiler.



LANDING

Artex ceiling with coving. Emulsion walls. Carpet flooring. Doors tot here bedrooms. Power points. uPVC window to the rear. Attic access.

BEDROOM 1

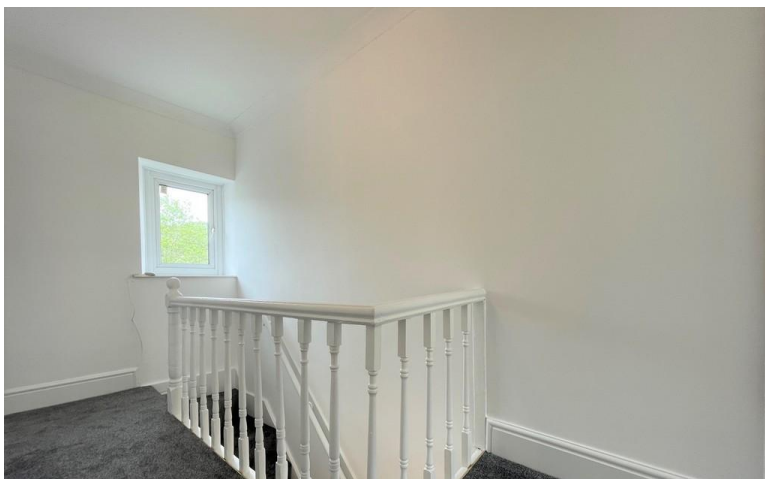
12' 3" x 9' 4" (3.74m x 2.85m) Artex ceiling with coving. Emulsion walls. Carpet flooring. Power points. Radiator. uPVC window to the front.

BEDROOM 2

9' 10" x 8' 4" (3.00m x 2.56m) Lovely views from this room of the local mountain side. Artex ceiling with coving. Emulsion walls. Carpet flooring. Power points. Radiator. uPVC window to the rear.

BEDROOM 3

8' 11" x 6' 8" (2.73m x 2.04m) Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Power points. Radiator. uPVC window to the front.





EXTERIOR

Front - Tiled porch area leading to front door.

Rear - Steps leading down to a section laid with artificial grass and a further patio area. Block built storage shed. Rear lane access. Lovely views of the local mountain side.



Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E



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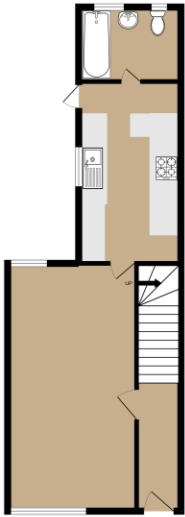
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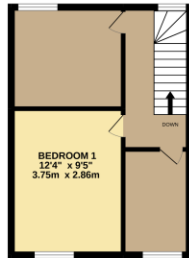
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