



T Samuel Estate Agents

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Plantation Road

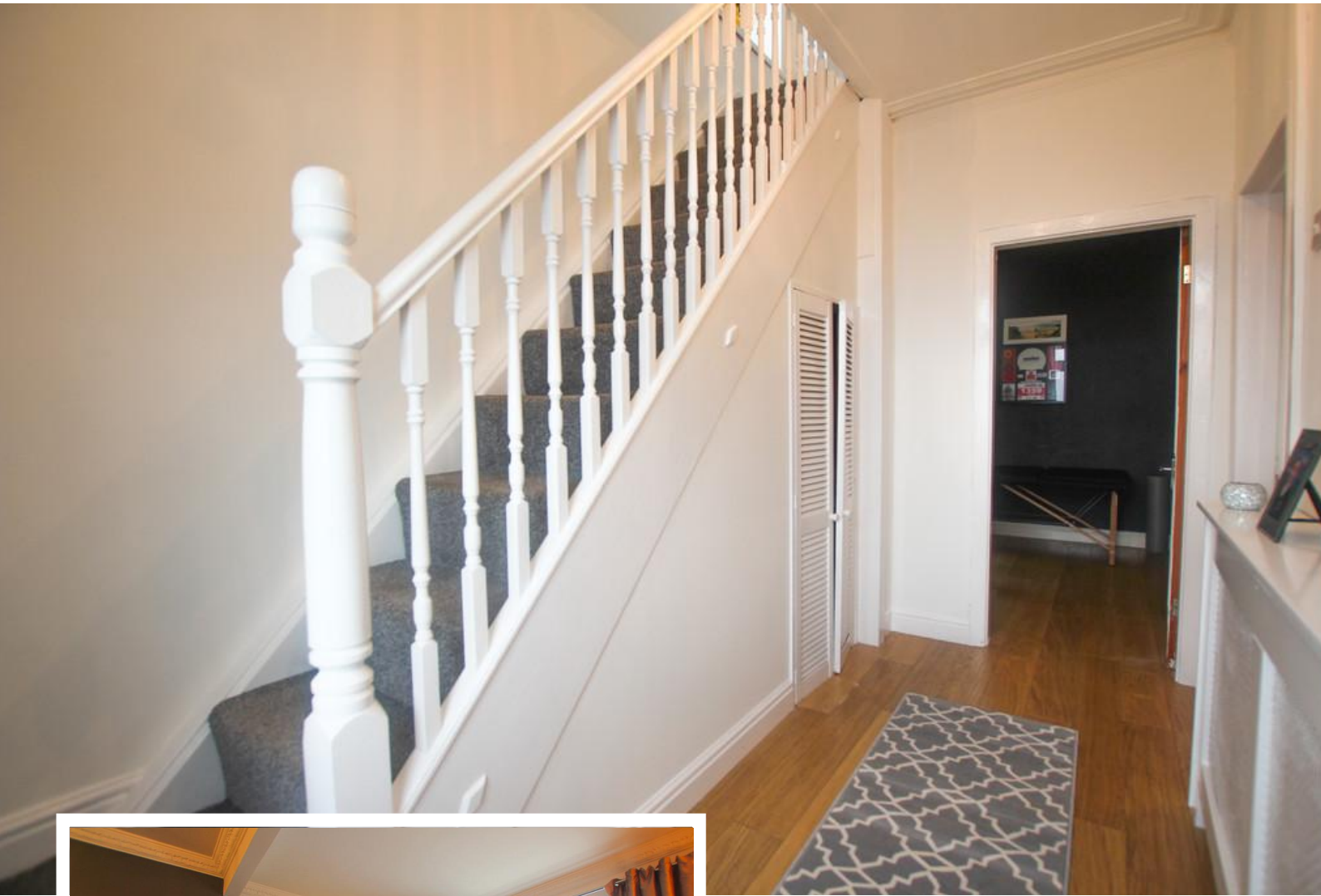
Abercynon, Mountain Ash, CF45 4PS

FOR SALE

- IDEAL PURCHASE FOR A FAMILY, FIRST TIME BUYER, INVESTORS
- 3 BEDROOMS
- CLOSE TO ALL AMENITIES
- MODERN INTERIOR

£159,950





Property Description

PROPERTY

Comprises entrance hall, lounge diner, kitchen and family room to the downstairs with 3 bedrooms and bathroom to the first floor, easily maintainable gardens to the front and rear. This property would be well suited to a family.

LOCATION

Abercynon, is a village and community in the Cynon Valley within the unitary authority of Rhondda Cynon Taf, Wales and its location is approximately 16 miles north of Cardiff and approximately 40 miles from Swansea. The village boasts a range of pubs, restaurants and take away outlets while offering options for schools and transport.

ENTRANCE HALL

Property entered through double glazed uPVC door into entrance hall, wood effect panelled flooring, ceiling light, radiator, stairs to first floor landing, under stair storage, door to Family room, door to;



LOUNGE/DINER

20' 11" x 12' 5" (6.4m x 3.8m) Wood effect panelled flooring, ceiling lights, double glaze box window to the front boasting peaceful views, radiator, door to;

KITCHEN/DINER

17' 0" x 12' 9" (5.2m x 3.9m) Wood effect laminate flooring, ceiling lights, double glazed window to the side, double glazed door out to garden, dining area space, radiator, range of modern, fitted wall and base units with preparation surface over, sink and drainer unit, 4 ring induction hob with extractor fan over, oven under, integrated fridge freezer, space and plumbing for washing machine, range is completed with island.



FAMILY ROOM

9' 6" x 9' 2" (2.9m x 2.8m) Wood effect laminate flooring, ceiling light, double glazed window to the side, radiator, this space is ideal for a child's playroom / cwtch or could be used as an 4th bedroom

FIRST FLOOR LANDING

carpeted stairs lead up to first floor landing, fitted carpet, double glazed window to the side, loft access, doors to;

BATHROOM

7' 6" x 6' 10" (2.3m x 2.1m) Slate flooring, ceiling light, obscure double glazed window to the rear, suite comprising panelled bath tub with mixer shower over, wash hand basin, low level wc, wall mounted gas combi boiler, radiator



BEDROOM ONE (FRONT DOUBLE)

14' 5" x 9' 6" (4.4m x 2.9m) Wood effect laminate flooring, ceiling light, double glazed window to the front boasting views, radiator

BEDROOM TWO (REAR)

11' 9" x 7' 2" (3.6m x 2.2m) Wood effect laminate flooring, ceiling light, double glazed window to the rear overlooking garden, radiator

BEDROOM THREE (FRONT SINGLE)

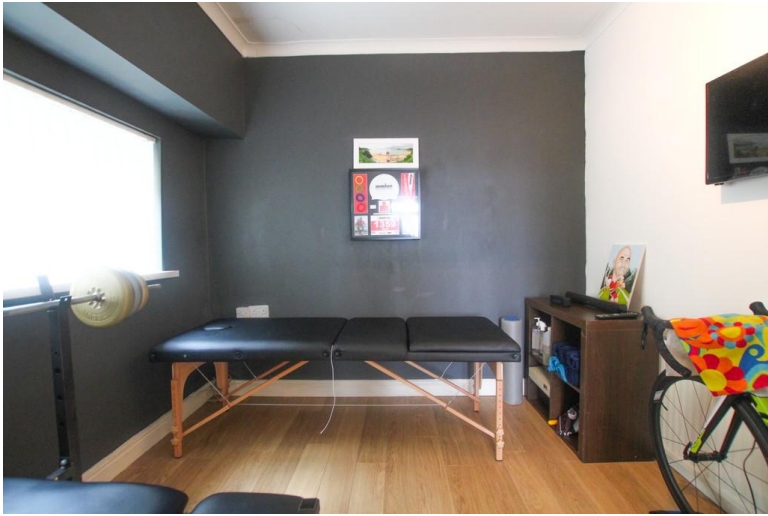
10' 9" x 6' 10" (3.3m x 2.1m) Wood effect panelled flooring, ceiling light, double glazed window to the front boasting views, radiator



EXTERNAL

To the front of the property, a small turfed section to the bottom with steps leading up to patio area allowing you to relax and take in the stunning views, front door access to entrance hallway with side pathway leading to gateway access to rear garden.

To the rear, a small patio area with door to kitchen, steps lead up to storage area located under top tier, garden continues to gravelled section with small decked area and storage shed. Rear gate leading to forestry area behind.





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

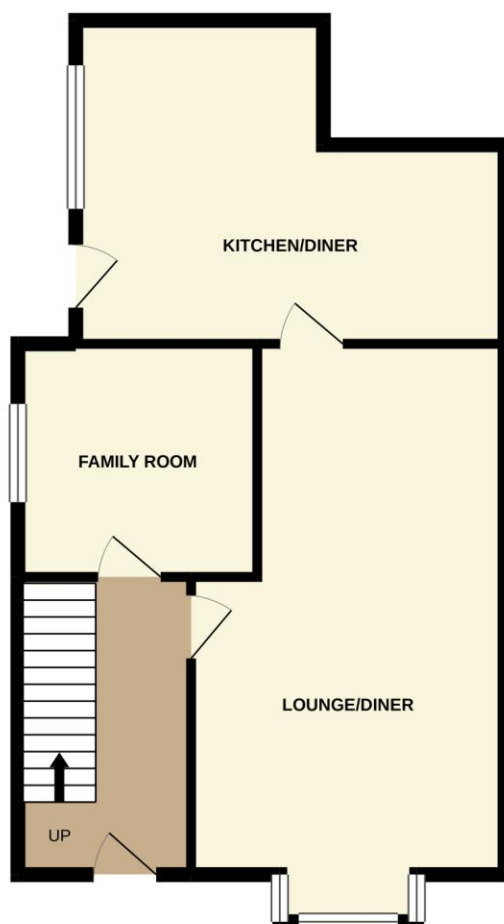
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.

