



**William Street, Abercynon.  
CF45 4RW**

**FOR SALE  
£169,995**



- **MODERN LUXURY**
- **SOUGHT AFTER VILLAGE LOCATION**
- **TWO BEDROOMS PLUS USEABLE ATTIC SPACE**



**2**



**1**



**1**



## **Property Description**

**\*\* TWO BEDROOMS PLUS USEABLE ATTIC SPACE \*\***

Welcome to your dream home situated in the village of Abercynon, a very sought after location.

Step into modern luxury with this beautifully modernised two bedroom terraced house.

The lounge boasts a super modern, all white design, complete with a stunning media wall that's perfect for entertaining and cosy nights in.

With its sleek aesthetics and prime location, this house is an opportunity you do not want to miss.

The kitchen in this house is truly a showstopper. It features modern, handleless cream gloss units that add a touch of elegance and sophistication. And those curved cupboards at the end? They bring a unique and stylish element to the space. Get ready to cook up a storm in this stunning kitchen! 🍳

The upstairs bathroom is a luxurious retreat with roll top bath and separate shower.

Plus there's even a useable attic space for all your needs.

You'll love the outdoor area, it's perfect for enjoying some fresh air, hosting gatherings, or simply relaxing in your own private oasis. With minimal upkeep required, you can spend more time enjoying the space and less time maintaining it. It's the ideal outdoor retreat for your dream home.

Don't miss the opportunity to make this house your perfect haven!.

Shops, GP surgery, primary school and train station are on your doorstep. The A470 for commuters is a stones throw away.

Accommodation: Entrance hall, lounge/diner, kitchen, downstairs w.c./utility room, two bedrooms, upstairs bathroom and useable attic space.

## **ENTRANCE HALL**

Entrance via modern grey composite front door. uPVC window to the front. Smooth emulsion walls and ceiling with coving. Laminate flooring. Chrome power points. Radiator. Cupboard housing electric meter and fuse board. Stairs to first floor with storage under neath. Oak door with 4 obscure panels leading to lounge.

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## **LOUNGE**

6.89 m x 4.97 m

Feature of the room is the modern media wall with built in electric fire. Smooth emulsion walls. Smooth emulsion ceiling with coving and ceiling rose. Laminate flooring. Two radiators. Chrome power points. Oak door to under stairs storage. Double Oak doors with 4 obscure glass panels leading to kitchen. uPVC window to the front allowing in plenty of natural light.

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## **KITCHEN**

3.32 m x 3.08 m

Modern handleless Cream gloss units with end units being curved. Complimentary wooden work surface. Built in oven and hob with extractor above. Black sink unit with pull out spray tap. Smooth emulsion ceiling with sunken spotlights. Smooth emulsion walls with tiles around work surface. Tiled flooring. Chrome power points. uPVC window and stable design door to the rear.

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## **DOWNSTAIRS W.C. AND UTILITY ROOM**

2.10 m x 1.87 m

Cream gloss base and wall units with chrome handles and black work surface. Smooth emulsion ceiling with coving. Smooth emulsion walls. Tiled flooring. Radiator. Chrome power points. Plumbed for automatic washing machine. White w.c and wash hand basin with vanity unit uPVC window to the rear with frosted glass.

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## **LANDING**

Smooth emulsion ceiling with coving. Smooth emulsion walls. Carpet flooring. Chrome power points. Hidden storage cupboard. Oak doors leading to two bedrooms, upstairs bathroom and useable attic space.

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## **BEDROOM 1**

3.85 m x 2.95 m

Measurements taken to the large fitted wardrobes which have modern cream gloss doors. Smooth emulsion ceiling with coving. Smooth emulsion walls. Carpet flooring. Radiator. Chrome power points. uPVC window to the rear.

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## **BEDROOM 2**

4.28 m x 2.94 m

Smooth emulsion ceiling with coving. Smooth emulsion walls. Chrome power points. Radiator. Oak doors leading to built in wardrobe/storage and built in cupboard housing combi boiler uPVC window to the rear.

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## **UPSTAIRS BATHROOM**

2.33 m x 2.26 m

White bathroom suite comprising roll top bath, w.c and wash hand basin with vanity unit. Separate shower cubicle with shower valve and dual shower heads. Smooth emulsion ceiling. Tiled walls. Tiled flooring. Chrome wall mounted radiator. Wall mounted bathroom cabinet in white gloss. uPVC window to the rear with frosted glass.

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## **ATTIC SPACE**

4.10 m x 2.83 m

Carpet flooring. Smooth emulsion walls and ceiling. Radiator. Power points. Plenty of under eaves storage. Two velux windows.

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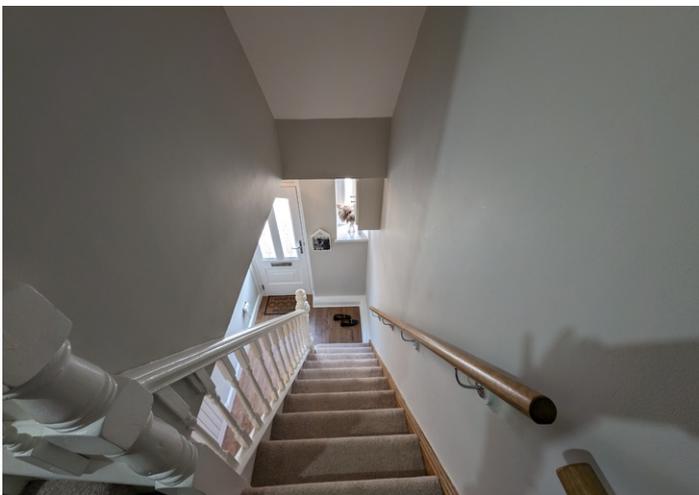


## **EXTERIOR**

Low maintenance flat garden laid with patio slabs and border with decorative stones. Wooden gate leading to a further section laid with patio. Secluded section for waste bins. Rear lane access. Large block built storage shed with electric, separate fuse box to the house.

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## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.