



**Highcroft, Lock Street,  
Abercynon. CF45 4UH**

**FOR SALE**  
**£279,999**



- **3 BEDROOM DETACHED**
- **GARAGE**
- **IMMACULATELY PRESENTED**



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## **Property Description**

T Samuel Estate Agent is proud to present this beautifully maintained three-bedroom detached property with an attached garage, located in the highly sought-after area of Lock Street, Abercynon. The home is immaculately presented throughout and offers a welcoming porch leading into a spacious hallway with a cloakroom and WC. The dual-aspect living room provides a bright and comfortable living space, while the generously sized kitchen diner features a charming country-style kitchen and opens through to a conservatory that enjoys lovely views of the garden. Upstairs, there are three double bedrooms and a well-appointed family bathroom. The attic has been thoughtfully converted into two separate rooms, with a convenient storage cupboard located on the landing. This property offers a wonderful blend of character and practicality, making it an ideal family home. New Roof 2024

Abercynon is a sought-after area nestled in the South Wales Valleys, located just 15 miles north of Cardiff. The area boasts excellent transport links, with the A470 only a short drive away, making commuting to Cardiff and surrounding areas convenient and efficient. The village benefits from a range of local amenities including shops, a train station with direct services, a health centre, and a well-equipped sports centre featuring an indoor swimming pool. For those who enjoy the outdoors, the nearby Taff Trail offers a scenic route ideal for walking and cycling, making Abercynon a popular choice for families and professionals alike.

## **Hallway**

3.41 m x 1.96 m

The property is entered through a charming, country-style solid oak door into a welcoming porch, which features a second solid oak external door opposite, providing direct access to the rear garden. An internal door leads through to the main hallway, which is finished with smooth emulsion walls and ceiling, complemented by high-quality laminate flooring for a clean and stylish look. Doors leading to the living room, kitchen diner and downstairs cloak room and WC. Stylish staircase to the first floor.

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## **Cloakroom and WC**

1.96 m x 1.06 m

A convenient walk-in cloakroom leads to the ground floor WC, finished with smooth emulsion walls and ceiling. Stylish feature tiling adds character, while the space also includes a wash hand basin and a uPVC window to the side, allowing natural light to brighten the room.

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## **Living room**

5.49 m x 3.82 m

The room features smooth emulsion walls and ceiling, with high-quality laminate flooring adding a sleek and contemporary touch. A radiator ensures year-round comfort, and multiple power points offer practical convenience. Natural light flows in through uPVC windows to the front and side, enhancing the bright and airy feel. A stylish focal point of the space is the feature fireplace with an inset electric fire, creating a warm and inviting atmosphere—an ideal family space for relaxing and unwinding.

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## **Kitchen Diner**

5.50 m x 3.43 m

This spacious kitchen diner is beautifully appointed with an abundance of country-style base and wall units, complemented by attractive



worktops that offer both style and practicality. Light and airy, the kitchen benefits from integrated appliances including a fridge, dishwasher, oven, and hob. A radiator and multiple power points ensure comfort and convenience, while uPVC windows to the rear and side flood the space with natural light and frame stunning views down the valley. The room is finished with smooth emulsion walls and ceiling, and durable ceramic tiled flooring. A door leads directly through to the conservatory, enhancing the home's flow and connectivity.

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### **Conservatory**

5.17 m x 1.71 m

A wonderful addition to the property, the conservatory offers picturesque views over the beautifully maintained garden. Featuring timber-framed windows to the rear and both sides, it allows for plenty of natural light and a seamless connection to the outdoors. A uPVC door provides direct access to the rear garden. The space is finished with ceramic tiled flooring and a charming timber-panelled ceiling, creating a warm and inviting atmosphere ideal for relaxing or entertaining.

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### **Master bedroom**

5.48 m x 3.44 m

The generously sized master bedroom offers a comfortable and serene retreat, enhanced by fitted wardrobes that provide ample storage while maintaining a clean and uncluttered feel. The room is tastefully finished with smooth emulsion walls and ceiling, and soft carpet flooring adds warmth and comfort underfoot. A radiator ensures the space stays cosy throughout the seasons, and multiple power points provide everyday convenience. Natural light pours in through a large rear-facing window and an additional side window, both of which offer breathtaking views of the surrounding mountainside, creating a truly tranquil setting to begin and end each day.



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## **Bedroom 2**

3.81 m x 2.70 m

This well-proportioned double bedroom offers a bright and welcoming space, ideal for use as a guest room, children's bedroom, or home office. Finished with smooth emulsion walls and ceiling, the room features stylish laminate flooring that adds a modern and low-maintenance touch. A radiator ensures year-round comfort, while multiple power points provide flexibility for furnishings and electrical devices. A uPVC window to the front allows natural light to fill the room, creating a pleasant and airy atmosphere. This versatile space combines practicality with comfort, making it a valuable addition to the home.

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## **Bedroom 3**

3.19 m x 2.69 m

Another well-proportioned double bedroom offers a bright and welcoming space, ideal for use as a guest room, children's bedroom, or home office. Finished with smooth emulsion walls and ceiling, the room features stylish laminate flooring that adds a modern and low-maintenance touch. A radiator ensures year-round comfort, while multiple power points provide flexibility for furnishings and electrical devices. A uPVC window to the front allows natural light to fill the room, creating a pleasant and airy atmosphere. This versatile space combines practicality with comfort, making it a valuable addition to the home.

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## **Family bathroom**

This stylish family bathroom offers a modern and relaxing space, thoughtfully designed with both functionality and aesthetics in mind. The panelled ceiling and contemporary tiled walls create a fresh and elegant atmosphere, while the full-size bathtub with overhead shower provides flexibility for both quick showers and



long, relaxing soaks. The wash hand basin is set within a sleek vanity unit, offering convenient storage and a clutter-free finish, complemented by a modern WC. Attractive vinyl flooring adds durability and comfort underfoot, while a column radiator provides warmth and a touch of classic design. A uPVC window to the side allows natural light to enhance the space while maintaining privacy, completing this well-appointed family bathroom.

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### **Attic spave**

A fantastic addition to the home, the attic space offers a charming and versatile area that can be adapted to suit a variety of needs.. The room features exposed beams, adding character to the space. A uPVC Velux window allows natural light to flood the room, creating a bright and airy atmosphere. The smooth emulsion ceiling and walls, along with the soft carpeting, provide a comfortable and inviting environment. A radiator ensures the room remains cosy and warm throughout the year, making this attic space a functional and appealing extension of the home.

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### **Attic/Room 1**

3.80 m x 3.56 m

A fantastic addition to the home, the attic space offers a charming and versatile area that can be adapted to suit a variety of needs.. The room features exposed beams, adding character to the space. A uPVC Velux window allows natural light to flood the room, creating a bright and airy atmosphere. The smooth emulsion ceiling and walls, along with the soft carpeting, provide a comfortable and inviting environment. A radiator ensures the room remains cosy and warm throughout the year, making this attic space a functional and appealing extension of the home.

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## **Attic space/Room 2**

3.42 m x 3.03 m

The room features exposed beams, adding character to the space. A uPVC Velux window allows natural light to flood the room, creating a bright and airy atmosphere. The smooth emulsion ceiling and walls, along with the soft carpeting, provide a comfortable and inviting environment. A radiator ensures the room remains cosy and warm throughout the year, making this attic space a functional and appealing extension of the home.

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## **Front garden**

The front garden is easily accessed from the pavement, offering a welcoming first impression of the property. Modern resin pathways are thoughtfully laid, creating a sleek and durable route to the entrance. The garden is beautifully landscaped with borders filled with a variety of attractive shrubs and vibrant flowers, adding colour and charm throughout the seasons. These well-maintained features enhance the overall curb appeal, creating a pleasant and inviting atmosphere. Additionally, there is convenient access to the attached garage, ensuring ease of entry and extra practicality for everyday living.

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## **Rear garden**

The expansive patio area is beautifully laid, offering plenty of space for outdoor dining, relaxation, and entertainment. With a sunny aspect, this area enjoys plenty of natural light throughout the day, making it the perfect spot for enjoying the outdoors. Access to a block-built garden shed and the attached garage, offering additional storage space and practicality. The garden is thoughtfully enclosed with stone walls and timber boundary fencing, creating a private and serene environment. A selection of mature trees, including apple trees, a willow, a

Scots pine, and a copper beech, provide both shade and natural beauty, enhancing the garden's privacy and adding an abundance of character.

Steps lead down to the next tier of the garden, where a charming stone balustrade surrounds the area, offering both safety and style. From this elevated position, you can enjoy further views of the well-maintained garden. Overall, the garden is a delightful, peaceful retreat

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## **Garage**

5.69 m x 3.79 m

The attached garage offers both vehicle access from the front and convenient pedestrian access from the rear, enhancing its practicality and ease of use. Equipped with power and lighting, it serves as a highly functional space that can be utilised not only for secure parking but also as an excellent storage area or a versatile workspace, depending on your needs. Whether used for housing a vehicle, storing garden tools, or setting up a hobby area, this garage provides valuable additional space to complement the property.

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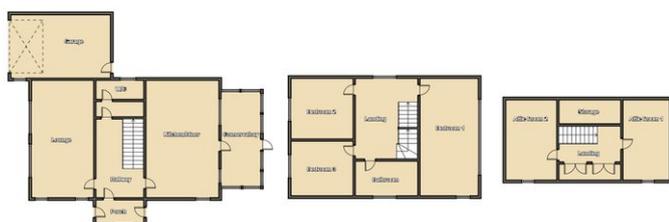






# EPC

# FLOORPLAN



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