



**Mountain Ash Road,
Abercynon. CF45 4PR**

FOR SALE
£145,000



- **TWO BEDROOMS**
- **MODERN AND SOUGHT AFTER
LOCATION**
- **SOLD WITH VACANT POSSESSION**



2



1



1



Property Description

A well-presented mid-terrace two-bedroom property situated in the popular and well-connected area of Abercynon. Ideally suited to first-time buyers, downsizers, or those looking to enjoy village life with excellent commuter links, this home is offered to the market with vacant possession and no onward chain.

Abercynon village is just a short walk away, offering local shops, a primary school, GP surgery, train station with direct links to Cardiff, and a leisure centre for those who enjoy staying active. The A470 is also within easy reach, making this a great base for commuters.

Inside, the property is bright and welcoming. The lounge features a charming log burner and thoughtful lighting touches, creating a cosy yet modern feel. The kitchen is fitted with white units, wooden work surfaces, and integrated appliances, leading to a useful additional space ideal for storage or utility use. Upstairs are two comfortable bedrooms, with the main bedroom offering built-in mirrored wardrobes, and a stylish bathroom complete with a freestanding bath and separate shower.

Outside, the low-maintenance garden includes an artificial lawn alongside a patio path leading to rear lane access.

A lovely home in a sought-after location—early viewing is recommended.

ENTRANCE HALL

Welcoming you into the home through a stylish anthracite grey composite front door, the entrance hall is finished with smooth emulsion walls and ceiling, and practical laminate flooring. The space houses the electric meter and fuse board, with a door leading directly into the lounge.



LOUNGE

6.44 m x 4.83 m

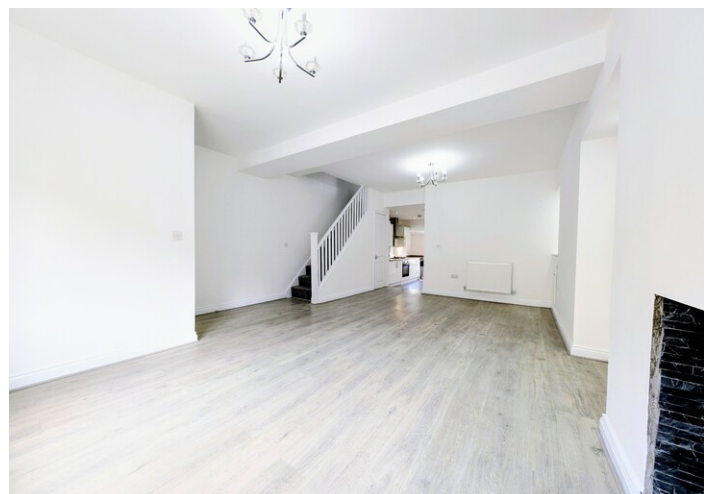
A beautifully presented and spacious lounge, with the standout feature being a charming log burner — perfect for cosy evenings in. The room is finished with smooth emulsion walls and ceiling, enhanced by sunken spotlights in the alcove areas. Laminate flooring runs throughout, complemented by two radiators and ample power points, including several at mid-height, ideal for wall-mounted TVs. Additional benefits include understairs storage, stairs to the first floor, and an open entrance into the kitchen. A uPVC window to the front aspect allows plenty of natural light.



KITCHEN

4.42 m x 2.42 m

A well-appointed kitchen fitted with a generous range of white wall and base units, complemented by wooden work surfaces. Integrated appliances include a fridge freezer, along with a built-in oven, hob, and extractor hood above. A stainless steel sink unit sits beneath a uPVC window overlooking the rear garden. The room is finished with smooth emulsion walls and ceiling, sunken spotlights, tiled flooring, a radiator, and multiple power points. A uPVC door leads to a useful additional space, ideal for conversion into a utility area.



ADDITIONAL SPACE/UTILITY AREA

Accessed from the kitchen, this

versatile area features a Perspex roof, concrete floor, and brick walls. With power points already in place, it offers excellent potential as a utility area, workshop, or additional storage. A uPVC door with side window provides access to the rear garden.

LANDING

The landing is finished with smooth emulsion walls and ceiling, and carpeted flooring for comfort. A radiator with a decorative cover adds a stylish touch, and power points are also provided. There is access to the attic, and doors lead to two bedrooms and the family bathroom.

BATHROOM

3.32 m x 2.54 m

A stylish and well-finished bathroom featuring a contemporary freestanding egg-shaped bath with freestanding taps, close-coupled W.C., and a wash hand basin with modern waterfall taps. There is also a large separate shower cubicle, offering both luxury and practicality. The space is completed with smooth emulsion walls and ceiling with sunken spotlights, laminate flooring, and a chrome heated towel radiator. The wall-mounted boiler is also housed here. A uPVC window to the rear with frosted glass provides natural light while maintaining privacy.

BEDROOM 1

4.68 m x 2.88 m

A spacious and well-presented double bedroom featuring smooth emulsion walls and ceiling, with soft carpeted flooring. The room benefits from a radiator and multiple power points, along with large fitted wardrobes with mirrored doors providing ample storage. Two uPVC windows to the front aspect allow for plenty of natural light.



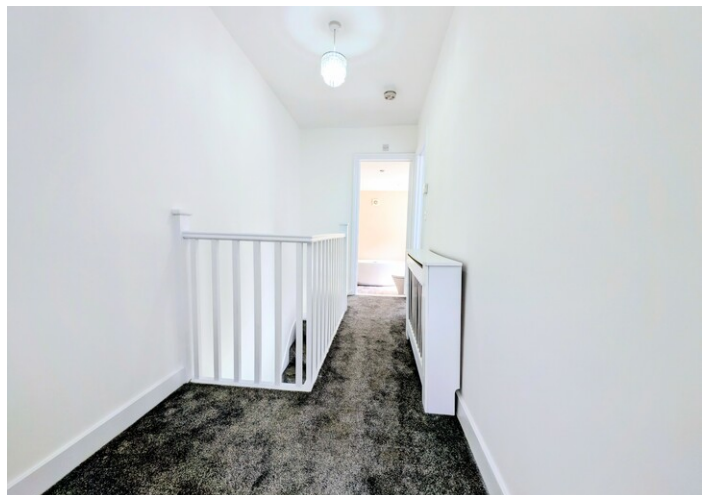
BEDROOM 2

3.05 m x 2.68 m

A comfortable second bedroom with smooth emulsion walls and ceiling, and carpeted flooring. The room includes a radiator and power points, with a uPVC window to the rear offering natural light and a pleasant outlook.

EXTERIOR

To the rear, a patio-laid pathway leads down to convenient rear lane access. Alongside the pathway is a low-maintenance artificial lawn, creating an easy-care outdoor space ideal for relaxing or entertaining without the upkeep of real grass.







EPC

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.