



T Samuel Estate Agents

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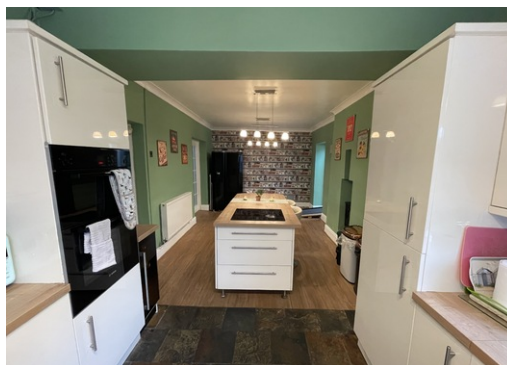
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Walter Street, Abercynon
CF45 4RD

FOR SALE
£259,950



- **FOUR BEDROOMS**
- **DETACHED WITH REAR GARAGE**
- **VICTORIAN STYLE WITH CHARACTER AND HISTORY**



4



2



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Property Description

A fantastic opportunity to purchase this four bedroom, Victorian style detached property, which is situated in the heart of the village of Abercynon.

Lots of character and history with this property and we understand this was formally the old mine masters house. This cosy home benefits from original colour stained and leaded windows to the front with secondary double glazing. uPVC double glazing to the rear. The main entrance door is the original and has been added to the more recent porchway. Off road parking is available to the rear via a detached garage.



Planning permission was granted to knock down the existing shower room/w.c and extend into the storage shed outside which would make a large wet room.



There is also a dining room which could have multiple uses to include multi generational living. Local amenities on your doorstep to include shops, health centre, primary school and train station.

The property will be sold to include extras such as the made to measure blinds and light fittings throughout.



The A470 is a few minutes drive away providing excellent road links to Cardiff /M4 corridor and the Heads of the valley link roads.

Viewing is highly recommended. This exceptional property is now on the market at a competitive price to achieve a quick sale.



Accommodation comprises: Entrance porch, hallway, lounge, dining room which could have multiple uses, spacious open plan modern fitted kitchen/dining room, utility room, downstairs shower room with w.c, four bedrooms and family bathroom. The exterior provides a front forecourt, side and rear gardens and a detached garage.

PORCH

Attractive welsh stone built porch. Entrance via original front door. Emulsion walls and ceiling. Non-slip flooring. uPVC double-glazed window to side. Composite door to hallway.



HALLWAY

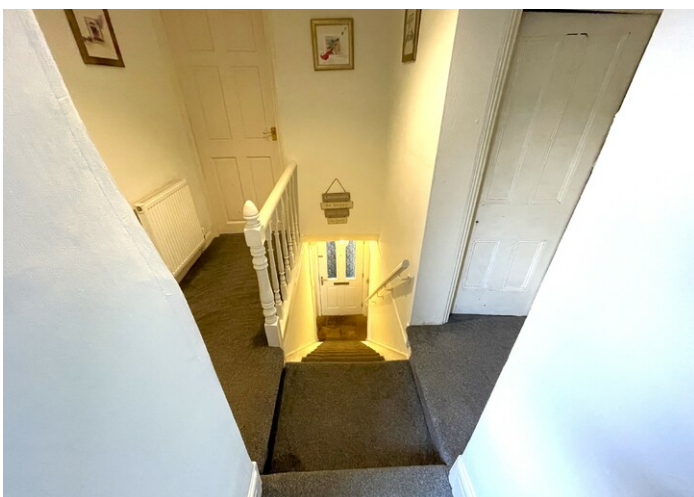
Entrance via a composite front door. Wallpapered walls and ceiling. Electric meter and fuse board. Tiled flooring. Doors leading to lounge and dining room. Stairs to first floor.



LOUNGE

4.15 m x 3.57 m

Feature of the room has to be the Inglenook fireplace with concrete beam above set onto a slate hearth, makes the room feel so cosy and ideal for those winter evenings. Recess alcoves either side one with base storage. Original colour stained and leaded window to front with secondary double glazing. Made to measure blinds to remain as seen. Emulsion ceiling with coving and original picture rail. Laminate flooring. Radiator. Power points. Door to lobby.



LOBBY

Emulsion walls and ceiling . Understairs storage. Laminate flooring. Entrance to kitchen/breakfast room.



KITCHEN/DINER

7.80 m x 2.95 m

Generous size kitchen/diner with ample space for every day family living. Ample base and wall units in cream gloss with complimentary wooden work surface. Large matching kitchen island with storage underneath and integrated induction hob. Integrated appliances such as dishwasher, drinks fridge, convenient eye level double oven and fridge/freezer. Emulsion ceiling with coving. Emulsion walls with tiles around work surface and one wallpapered as a feature. Tiled flooring to the kitchen side and laminate flooring to the diner/family area. Radiator. Power points. Feature electric log burner giving that cosy country feeling. Under floor heating to the kitchen side. Cupboard housing combi boiler. Double doors leading to dining room and entrance to utility room. Dual aspect uPVC windows to the side and rear.



DINING ROOM

4.19 m x 3.54 m

Original colour stained and leaded window to front with secondary double glazing and made to measure blinds. Emulsion walls with original picture rail and one wallpapered as a feature. Emulsion ceiling with coving. Fitted carpet Radiator. Power points. Alcoves with fitted display shelving. This room could have multiple uses to include multi generational living.



UTILITY ROOM

1.99 m x 1.94 m

Base units with work surface that are matching kitchen units. Emulsion walls and ceiling. Tiled flooring. Power points. Chrome heated towel rail. Plumbed for automatic washing machine. Ample space for additional appliances as required. Door to shower room/w.c. Velux skylight window. uPVC french doors to the rear.





DOWNSTAIRS SHOWER ROOM/W.C.

1.87 m x 1.18 m

White suite comprising walk in shower cubicle, low level w.c and wash hand basin with vanity unit. Tiled walls and emulsion ceiling. Tiled flooring. Chrome heated towel rail. All fixtures and fittings to remain. with Mirrored cabinet. uPVC double-glazed window to rear with frosted glass.



LANDING

Wallpapered walls. Emulsion ceiling. Loft access. Fitted carpet. Radiator. Doors to 3 bedrooms, walk in cupboard and access to inner landing.

INNER LANDING

uPVC window to side with made to measure roller blinds. Fitted carpet. Further doors to 4th bedroom which is currently used as the master bedroom and upstairs bathroom.



BEDROOM 2

2.87 m x 4.04 m

Original colour stained and leaded window to front with secondary double glazing. Wallpapered walls with one feature contrast papered wall. Textured emulsion ceiling. Fitted carpet. Power points.



BEDROOM 3

3.94 m x 2.93 m

Original colour stained and leaded window to front with secondary double glazing. Wallpapered walls with one feature contrast papered wall. Emulsion ceiling. Fitted carpet. Radiator. Power points.



BEDROOM 4

2.77 m x 1.63 m

A bit of history to this room, we understand this was the room where they used to count out the wages for the miners. Original colour stained and leaded window to front with secondary double glazing. Wallpapered walls with one feature contrast papered wall. Emulsion ceiling. Fitted carpet. Radiator. Power points.



WALK IN STORAGE CUPBOARD

Excellent size with electric power and light. Radiator. Ideal dressing area.

MASTER BEDROOM

3.41 m x 3.30 m

Wood Panel 3D Effect wooden panelling wallpaper to one wall a feature and the remaining walls are emulsion. Emulsion ceiling. Fitted carpet. Radiator. Power points. uPVC double glazed window to rear.



UPSTAIRS BATHROOM

White modern suite comprising bath with shower over and glass shower screen, feature mixer taps, W.C and wash hand basin set within high gloss vanity unit. Mirror cabinet. Tiled walls and floor. Emulsion ceiling with coving. Vinyl floor covering. All fixtures and fittings to remain. Attic access. Chrome heated towel rail. uPVC double glazed window to rear with frosted glass.





EXTERIOR

FRONT - Laid to patio with original stone boundary walls with wrought iron balustrade and matching gate. Porch way built with welsh stone and original door.

REAR - Laid to ornamental slate gravel with original stone boundary wall with feature waterfall which is to remain. Patio area leading to grass area with mature shrubs and plants. Storage building which currently houses gas meter, there has also been planning permission granted for this to be converted into a wet room by knocking down the current shower room/w.c. Side access. Access to detached garage.

Garage 5.06 m x 5.04 m. Good size purpose built concrete block garage with lane access via one panel door.

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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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

FLOORPLAN

