



T Samuel Estate Agents

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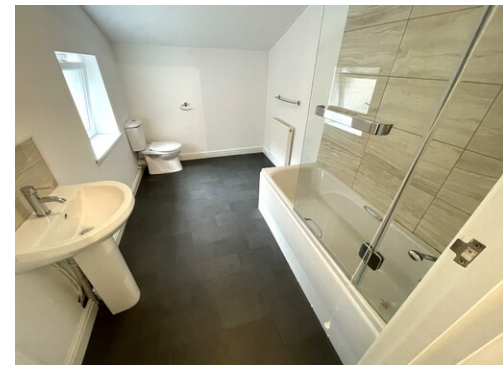
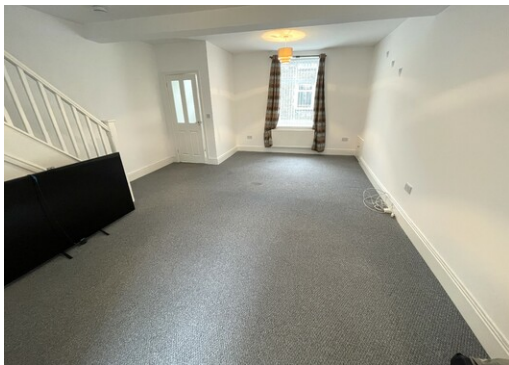
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**Gertrude Street, Abercynon
CF45 4RL**

**FOR SALE
£159,950**



- **3 BEDROOMS**
- **MODERN & SPACIOUS**
- **DOWNSTAIRS SHOWER ROOM**
- **UPSTAIRS BATHROOM**



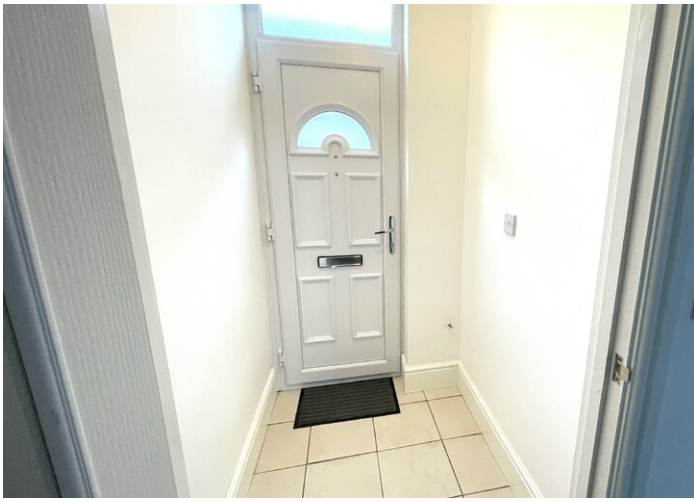
3



2



1



Property Description

FULL DESCRIPTION

This 3 bedroom terraced property situated in the heart of the village of Abercynon has been renovated in recent years to a high standard. Making it the perfect family home as a short walk to the primary schools. The spacious lounge/diner is light and airy and benefits from dual aspect windows and fitted carpets.

A modern spacious kitchen with some integrated appliances. Downstairs WC. A contemporary style family bathroom is located on the first floor along with access to all 3 bedrooms. Low maintenance rear garden.

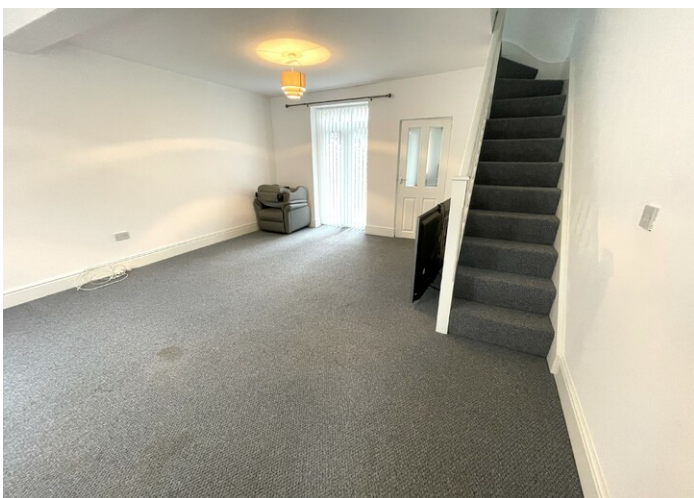
The property boasts contemporary style flooring throughout and really gives a real sense of modern style. It is turn-key ready and really would appeal to the first time buyer or anyone looking to downsize and be in close proximity to all local amenities and walk to the train station.



ENTRANCE HALL

1.53 m x 1.15 m

Entrance via Oak colour uPVC front door. Smooth emulsion walls and ceiling. Cupboard housing electric meter and fuse board. Tiled flooring. Door to lounge.



LOUNGE

6.38 m x 4.70 m

Good size family living space. Smooth emulsion walls and ceiling. Carpet flooring. Under stairs storage. Two radiators. Power points. Stairs to first floor. Door leading to kitchen. uPVC window to the front and uPVC french doors to rear allowing in plenty of natural light.



DOWNSTAIRS SHOWER ROOM

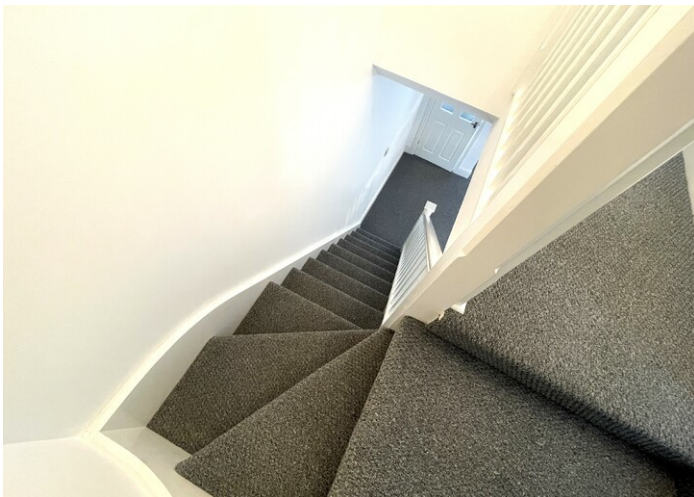
2.21 m x 1.44 m



KITCHEN

4.57 m x 2.14 m

Ample base and wall units in white gloss with complimentary wooden work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Built in oven and hob. Tiled flooring. Smooth emulsion walls and ceiling. Cupboard housing combi boiler which matches kitchen units. Radiator. Power points. Door to downstairs shower room. uPVC window to the side and uPVC door leading to exterior.



LANDING

Smooth emulsion walls and ceiling. Carpet flooring. Doors to three bedrooms and upstairs bathroom. Attic access. Door to cupboard which provides ample space for storage or could be used for wardrobe space.



UPSTAIRS BATHROOM

3.51 m x 2.16 m

Three piece suite in white comprising bath with shower over head and glass shower screen, w.c and wash hand basin. Vinyl flooring. Smooth emulsion walls with tiles around splash back area. Smooth emulsion walls. Radiator. uPVC window to the side with frosted glass.





BEDROOM 1

3.99 m x 3.14 m

Smooth emulsion walls and ceiling.
Carpet flooring. Radiator. Power points.
uPVC window to the front.



BEDROOM 2

3.26 m x 2.33 m

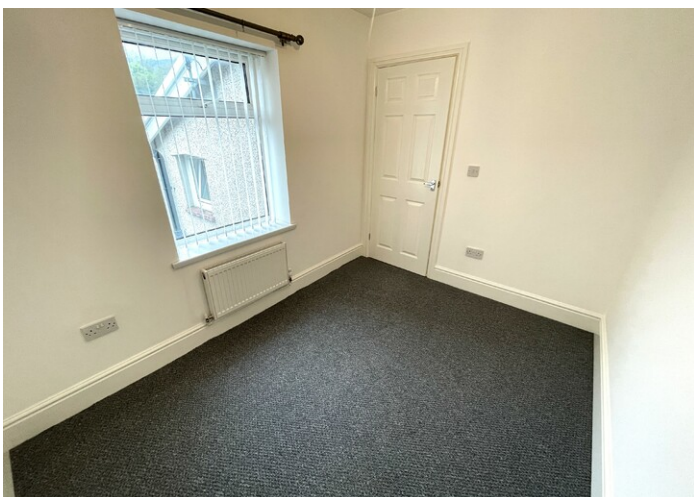
Smooth emulsion walls and ceiling.
Carpet flooring. Radiator. Power points.
uPVC window to the rear.



BEDROOM 3

3.19 m x 1.68 m

Smooth emulsion walls and ceiling.
Carpet flooring. Radiator. Power points.
uPVC window to the front.



EXTERIOR

Low maintenance exterior with rear lane access.







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		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

FLOORPLAN

