



**Greenfield Terrace, Abercynon  
CF45 4TL**

**FOR SALE  
£165,000**



- **3 BEDROOMS**
- **GARAGE TO THE REAR**
- **DOWNSTAIRS W.C AND UPSTAIRS BATHROOM**



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## Property Description

\*\*\* THREE BEDROOMS WITH GARAGE \*\*\*

T Samuel Estate agents introduce this three bedroom terraced house in a sought after area.

This modern gem comes with a rare bonus - a garage for all your parking needs. Imagine the convenience of having a secure space right at your doorstep.

Don't miss out on this fantastic opportunity to own a home that combines modern style, desirable location and the added luxury of a garage.

Whilst the property is currently three bedrooms it was previously four and could easily be converted back to make two smaller bedrooms in the front.

Abercynon village is a short stroll away with it's shops, health centre and train station. Local sports centre, play fields and primary schools also within walking distance.

On the doorstep of the A470 providing easy access to Cardiff and the Heads of the valley link roads.

Accommodation: Entrance porch, hallway, lounge, kitchen, utility room, downstairs w.c, upstairs bathroom and three bedrooms.

### ENTRANCE PORCH

2.09 m x 0.92 m

Entrance via an oak coloured uPVC front door. Carpet flooring. Wallpaper ceiling with coving. One wall emulsion and the other wallpapered. Cupboard housing electric meter and fuse board. Door to hallway.





#### HALLWAY

Emulsion wall and one wallpapered as a feature going up the stairs. Carpet flooring. Under stair storage. Entrance to lounge and door to kitchen.



#### LOUNGE

6.69 m x 3.57 m

Good size living room with lots of natural light flowing through. Emulsion ceiling with coving and sunken spot lights. Emulsion walls with feature wallpaper. Newly laid carpet flooring. Two radiators. Power points. uPVC window to the front.



#### KITCHEN

4.87 m x 3.14 m

Modern gloss dual colour kitchen with cream wall units and purple base units. Complimentary wooden work surface. Breakfast bar with wine racks either side. Built in oven and hob with extractor hood above. Integrated dishwasher. Stainless steel sink unit. Tiled flooring. Radiator. Power points. Emulsion ceiling with coving. Emulsion walls with tiles around work surface. Sliding patio doors to the exterior. Entrance to utility room.



#### UTILITY ROOM

2.16 m x 1.41 m

Emulsion ceiling and walls. Vinyl flooring. Power points. Plumbed for automatic washing machine. Door to downstairs w.c.

#### DOWNSTAIRS W.C.

2.34 m x 1.26 m

W.c. with wash hand basin. Emulsion walls and ceiling. Vinyl flooring. uPVC window to the rear with frosted glass.



## LANDING

Emulsion ceiling. Emulsion walls with one wallpapered on stairs. Carpet flooring. Power point. Doors to three bedrooms and upstairs bathroom.



## UPSTAIRS BATHROOM

2.27 m x 1.84 m

Three piece suite comprising bath with shower over head and glass shower screen. W.c. and wash hand basin with vanity unit. Emulsion ceiling. Emulsion and panelled walls. Tiled flooring. Traditional white heated towel radiator. uPVC window to the side with frosted glass.



## BEDROOM 1

4.60 m x 3.14 m

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Attic access. Two uPVC windows to the front. This room was previously 2 smaller rooms and could be converted back if required.

## BEDROOM 2

3.46 m x 2.90 m

Emulsion ceiling and walls. Laminate flooring. Radiator. Power points. uPVC window to the rear.





### BEDROOM 3

3.25 m x 2.92 m

Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. Door to storage cupboard housing combi boiler. uPVC window to the rear.



### EXTERIOR

Rear porch with canopy covering. Concrete section with small steps leading to artificial lawn and enclosed with glass balustrade. Decked area and rear lane access. To the rear there is a block built garage with electric roller shutter doors under box profile roof, ideal for off road parking or storage/work shop.







#### Misdescriptions Act 1991

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## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN