



**Mountain Ash Road,  
Abercynon, CF45 4PU**

**FOR SALE  
£200,000**



- **FOUR BEDROOMS**
- **POPULAR LOCATION**
- **RECENTLY RENOVATED**



**4**



**2**







## **Property Description**

Situated in the sought-after area of Abercynon, this recently renovated property has been thoughtfully reconfigured from top to bottom, offering a modern and stylish living space. Located within walking distance to Abercynon village, you'll have easy access to local shops, a GP surgery, primary school, and the train station. The A470 is just a short drive away, ideal for commuters.

This ideal family-sized home features four spacious bedrooms, providing plenty of room for a growing family. The property also boasts a welcoming entrance hall, two reception rooms, a newly fitted kitchen, and a well-appointed upstairs bathroom. With smooth emulsion walls and ceilings, modern finishes, and newly laid carpets and flooring throughout, this home is a blank canvas, ready for you to make your own. There's ample built-in storage throughout, ensuring convenience for all the family.

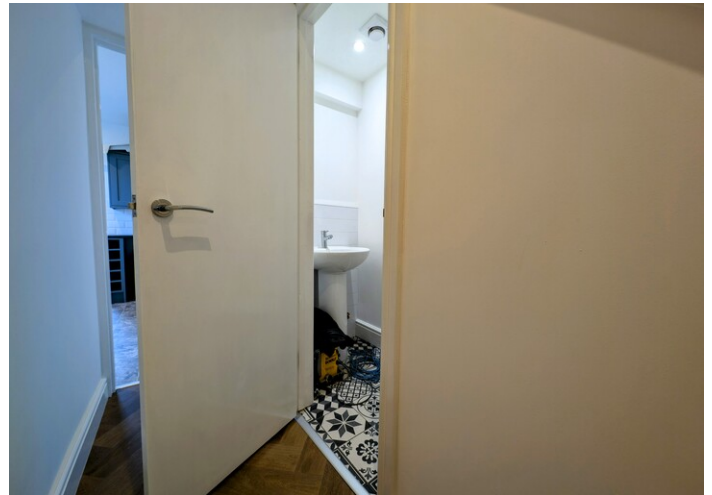
Externally, the property offers a front forecourt and side access, leading to a charming rear garden with a decked area, raised borders, and views of the surrounding mountainside—ideal for enjoying your morning coffee. Additional features include a convenient outside toilet and nearby parking.

The property is sold with vacant possession and no onward chain, making it a hassle-free purchase for those ready to move in. A lot of thought has gone into the renovation and reconfiguration of this property, offering a fantastic opportunity for those looking for a move-in-ready home with modern comforts in a great location.

## **ENTRANCE HALL**

Step into this inviting entrance hall through an Anthracite grey composite front door, providing an elegant and secure welcome to the home. The freshly plastered and emulsion-painted walls, along with the newly applied ceiling, create a bright and airy atmosphere. A durable vinyl cushion flooring enhances the practicality and style of the space. With a radiator for warmth, power points for convenience, and ample space to greet guests, the entrance hall sets the tone for the rest of the home. Stairs lead to the first floor, while a handy downstairs cloakroom is conveniently located beneath the stairs. The cupboard, housing the electric meter and fuse board, ensures everything is in place for a well-organized home. Doors lead off the entrance to two reception rooms and the kitchen, offering flexibility in layout and easy access to the heart of the home.

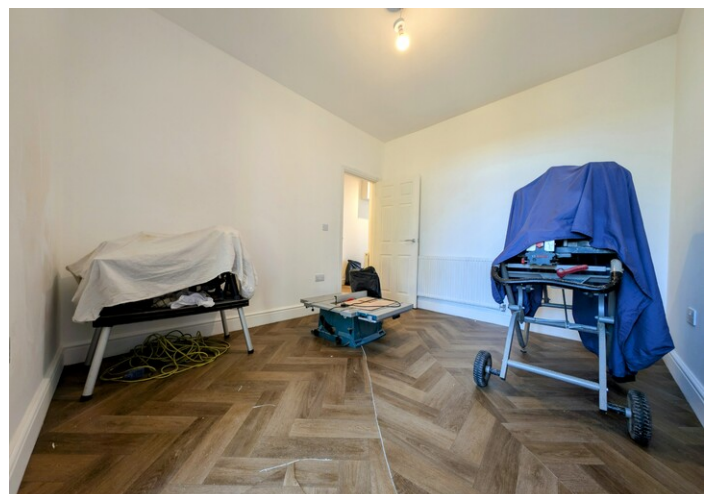
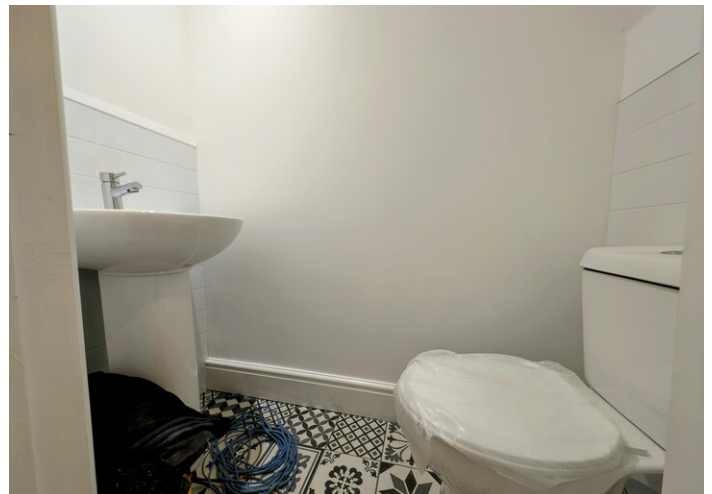
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## **DOWNSTAIRS W.C**

Nestled under the stairs, this thoughtfully designed downstairs cloakroom/w.c. makes perfect use of the available space. The smooth emulsion walls are complemented by stylish tiling around the hand basin and w.c., creating a practical yet modern feel. The emulsion ceiling is enhanced by recessed sunken spotlights, adding a touch of elegance and brightness to the room. The vinyl cushion flooring ensures durability and ease of maintenance. This compact yet functional room offers a wash hand basin and w.c., making it an ideal addition to the home for convenience and comfort.

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## **LOUNGE**

4.07 m x 3.79 m

This spacious lounge offers a perfect blend of style and comfort, featuring smooth emulsion walls and ceiling, creating a bright and welcoming atmosphere. The newly laid carpet adds warmth and softness underfoot. The room is fitted with a radiator and power points for convenience. A large uPVC bay window to the front floods the space with natural light, enhancing the feeling of openness. With a freshly refurbished, modern feel, this lounge offers a blank canvas for you to create your ideal living space, whether for relaxing or entertaining.

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## **RECEPTION ROOM 2/DINING ROOM**

4.08 m x 3.18 m

This versatile second reception room offers a host of possibilities, from a formal dining area to a multi-purpose space to suit your lifestyle. Featuring smooth emulsion walls and ceiling, the room provides a neutral backdrop ready for your personal touch. The durable vinyl flooring adds practicality and style. A radiator and power points are conveniently placed throughout the room. uPVC French doors lead directly to the exterior, allowing for easy access to the garden or outdoor space.

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## **KITCHEN**

3.27 m x 3.24 m

This newly fitted kitchen offers a stylish and functional space, featuring sleek grey wood base and wall units with modern chrome handles, complemented by a matching wine rack for added convenience. The complementary black work surface is surrounded by smooth emulsion walls, with tasteful tiling around the work surface for added practicality and style. The smooth emulsion ceiling is enhanced with recessed sunken spotlights, adding a modern touch to the room. A stainless steel sink unit is positioned perfectly for ease of use. The kitchen is equipped with a built-in oven, hob, and extractor hood above, ideal for modern cooking. Plumbed for an automatic washing machine, the kitchen ensures practicality. Vinyl cushion flooring is easy to maintain, and the room is fitted with a radiator and power points. uPVC doors lead to both the side and rear of the property, while a uPVC window offers a pleasant view of the side. Recently updated, this kitchen blends style with functionality, offering

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## **LANDING**

The spacious landing features smooth emulsion walls and ceiling. The newly laid carpet adds comfort and warmth underfoot. A radiator and power points ensure convenience throughout the space. Doors lead to the four bedrooms, built-in storage cupboard, and the upstairs bathroom, offering easy access to all areas. Additionally, there is attic access, providing useful storage space or potential for future development. This area is functional and inviting, creating a seamless flow to the rest of the home.

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## **UPSTAIRS BATHROOM**

This well-appointed three-piece bathroom suite in white comprises a bath with a shower overhead, w.c, and a wash hand basin with a sleek vanity unit for added storage. A shaver point adds convenience, while the radiator ensures warmth throughout. The smooth emulsion ceiling features recessed sunken spotlights, providing a modern and bright atmosphere. The smooth emulsion walls are complemented by tasteful tiling around the splashback areas, adding both style and practicality. This bathroom offers both comfort and functionality, creating a relaxing space for everyday use.

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## **BEDROOM 1**

3.22 m x 2.96 m

This spacious bedroom offers a peaceful retreat with smooth emulsion walls and ceiling, creating a clean and calming atmosphere. The newly laid carpet adds warmth and comfort underfoot. The room is fitted with a radiator and power points for convenience. A uPVC window to the front allows natural light to flood the room, further enhancing its airy and bright feel. this room provides a perfect space to relax and unwind.

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## **BEDROOM 2**

2.48 m x 1.99 m

This comfortable second bedroom features smooth emulsion walls and ceiling, creating a bright and welcoming environment. The carpeted flooring adds warmth and comfort underfoot. The room is fitted with a radiator and power points for convenience. A built-in storage cupboard provides useful space for keeping belongings organized. A uPVC window to the rear brings in natural light, making this room feel spacious and airy. This room is ideal for a second bedroom, guest room, or home office, offering flexibility to suit your needs.

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### **BEDROOM 3**

3.19 m x 1.72 m

This charming third bedroom offers smooth emulsion walls and ceiling, contributing to a light and neutral atmosphere. The carpeted flooring adds comfort and warmth to the space. The room is equipped with a radiator and power points for convenience. A built-in storage cupboard ensures you have additional space to keep your belongings organized. A uPVC window to the front fills the room with natural light, creating a bright and inviting feel. Whether used as a bedroom, study, or nursery, this room provides a versatile space for various needs.

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### **BEDROOM 4**

2.89 m x 2.41 m

This versatile fourth bedroom features smooth emulsion walls and ceiling, offering a neutral backdrop ready for personalization. The carpeted flooring adds a cozy feel to the space. A radiator and power points are included for convenience. A built-in storage cupboard provides additional space for storing personal items. A uPVC window to the rear brings in plenty of natural light, making the room feel bright and airy. Additionally, the wall-mounted combi boiler is neatly installed, ensuring efficient heating and hot water. This room is perfect as a bedroom, home office, or hobby room, with ample flexibility for various uses.

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## **EXTERIOR**

To the front of the property, you'll find a well-maintained forecourt, providing a welcoming entrance to the home. The side access leads to the exterior, offering convenient access to the rear of the property.

The rear of the property features a charming decked area to the side and rear, complete with full balustrades, offering a lovely space to relax and enjoy your morning coffee while taking in stunning views of the surrounding mountainside. From here, steps lead down to an enclosed rear garden, which boasts raised borders, perfect for planting and creating a tranquil outdoor retreat. Additionally, there is an outside toilet, providing added convenience. This outdoor area offers a private and peaceful setting, ideal for both leisure and gardening, with the added beauty of the scenic mountain views.

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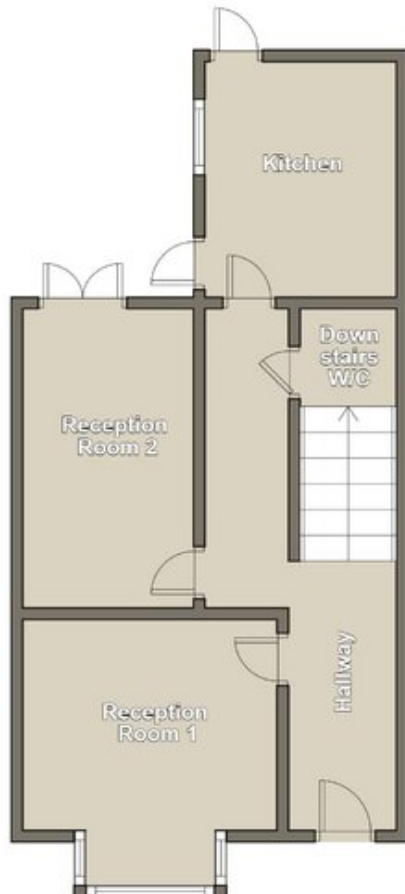




## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		83
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## 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

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