



**NEW STREET, ABERCYNON**

**FOR SALE**  
**£155,000**



- **4 BEDROOM TERRACED PROPERTY**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **VACANT POSSESSION**



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## **Property Description**

T Samuel Estate Agents are delighted to bring to market this charming stone-fronted, four-bedroom terraced property, ideally located on New Street, Abercynon.

Situated in a highly sought-after area, this home is ready to move into yet offers fantastic potential for further improvement – a perfect blank canvas to truly make your own.

The accommodation comprises a welcoming hallway, a spacious open-plan lounge/diner, and a generous kitchen/diner. There is also a rear hallway leading to the ground floor family bathroom. To the first floor, you'll find four well-proportioned bedrooms, with further potential to extend into the loft, subject to planning consents.

Conveniently located close to local amenities including the health centre, shops, and train station. The A470 is also nearby, offering easy access to Cardiff and beyond.

This is a superb opportunity for families, first-time buyers, or investors alike.

### **Hallway**

6.70 m x 3.00 m

Entrance to the property is via a uPVC door from the enclosed railed forecourt.

The hallway features a smooth emulsion ceiling, wallpapered walls, and a radiator. There is useful understairs storage, with doors leading to both the lounge/diner and the kitchen. A staircase provides access to the first floor. \_\_\_\_\_



### **Lounge diner**

6.70 m x 3.89 m

A generously sized, light-filled lounge/diner benefiting from dual aspect windows to both the front and rear, allowing natural light to flow through the space throughout the day. The room features smooth emulsion ceilings and walls, complemented by attractive oak-style laminate flooring. A central focal point is the feature fireplace with an inset gas fire, adding warmth and character to the room. This versatile and inviting space is ideal for both relaxing with family and entertaining guests. \_\_\_\_\_



### **Kitchen Diner**

3.97 m x 3.04 m

This generously sized kitchen is fitted with a range of white base and wall-mounted units, offering ample storage and a clean, modern look. Complementary worktops provide plenty of preparation space, while ceramic tiled splashbacks add both style and practicality. A stainless steel sink unit with mixer taps sits beneath a window, allowing natural light to brighten the space. The room is finished with smooth emulsion ceilings and walls, and durable laminate flooring has been laid throughout. Plumbing is in place for a washing machine, making this a highly functional and well-equipped family kitchen. \_\_\_\_\_





### **Rear hall**

3.36 m x 0.86 m

Rear hall giving access to the bathroom and upvc door leading to the garden

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### **Bathroom**

3.17 m x 1.67 m

The bathroom features a smooth emulsion ceiling and walls that are partially tiled with attractive, modern tiling for a clean and stylish finish. The suite comprises a bathtub, a separate corner shower enclosure, a low-level WC, and a wash hand basin. A uPVC window to the rear allows for natural light and ventilation. The room is completed with fitted carpet flooring, providing warmth and comfort underfoot.

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### **Landing**

3.87 m x 1.77 m

Spacious landing giving access to all four bedrooms.

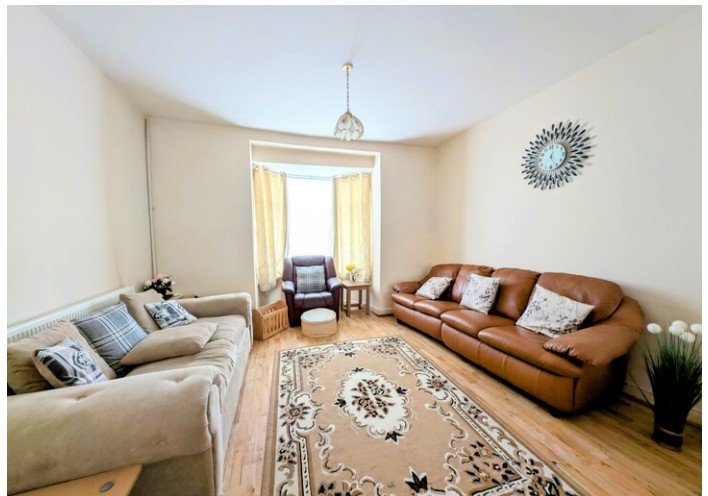
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### **Bedroom 1**

3.69 m x 2.86 m

A generously sized double bedroom featuring a smooth emulsion ceiling and wallpapered walls, offering a comfortable and welcoming atmosphere. The room retains its character with original exposed wooden floorboards, adding charm and warmth. Additional features include a radiator, multiple power points, and a uPVC window to the front of the property, allowing plenty of natural light to fill the space.

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### **Bedroom 2**

3.67 m x 2.96 m

Another well-proportioned double bedroom, finished with smooth emulsion ceiling and walls for a clean, modern feel. The room benefits from laminate flooring, a radiator, and ample power points. A uPVC window to the rear of the property allows for natural light and a pleasant outlook.

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### **Bedroom 3**

4.09 m x 3.03 m

This bright and spacious double bedroom offers a comfortable and functional living space, ideal for use as a guest room, children's room, or home office. It features smooth emulsion ceilings and walls, creating a fresh and neutral backdrop ready for personalisation. The floor is laid with attractive laminate flooring, combining both style and easy maintenance. A wall-mounted radiator ensures warmth during colder months, while multiple power points provide convenient options for electrical appliances or home office equipment. A large uPVC window to the rear allows for plenty of natural light, creating a bright and airy atmosphere.

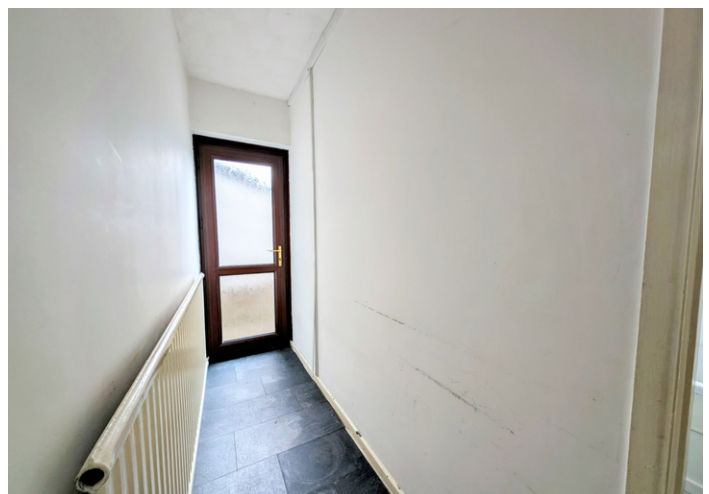
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### **Bedroom 4**

This versatile fourth bedroom is perfectly suited as a child's bedroom, nursery, or a productive home office space. It features an artex ceiling and wallpapered walls, offering a cosy and functional environment. The room is laid with low-maintenance laminate flooring and includes a wall-mounted radiator for comfort. A uPVC window to the front provides natural light, making the space feel bright and inviting throughout the day.

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## **Rear garden**

The rear garden is designed for easy upkeep, making it ideal for those seeking a low-maintenance outdoor space. A dedicated seating area provides the perfect spot for relaxing or entertaining. The garden is enclosed by attractive stone walling, offering both privacy and character. A useful block-built shed provides additional storage for tools and garden equipment. Gated pedestrian access to the rear adds convenience and security.

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## 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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