



**New Street, Abercynon. CF45  
4NR**

**FOR SALE  
£175,000**



- **SLEEK DESIGN WITH CONTEMPORARY FLAIR**
- **CONVENIENT AND SOUGHT AFTER LOCATION**
- **TWO BEDROOMS WITH VERSATILE ATTIC SPACE**



**2**



**1**



**1**



## **Property Description**

Step into this beautifully updated mid-terrace home, where modern style meets comfort at every turn. The interiors have been thoughtfully designed and impeccably maintained, featuring a sleek contemporary kitchen, a stylish bathroom, and spacious living areas that include versatile attic accommodation — perfect for growing families or home working.

Outside, enjoy a bright, low-maintenance garden that creates a serene private retreat. At the garden's end, a fully powered, beautifully crafted garden room offers endless possibilities — whether as a gym, office, workshop, or cosy social space.

Nestled in the sought-after village of Abercynon, this exceptional property is just a short walk from essential amenities including local shops, a GP surgery, the train station, and a primary school. For those who love the outdoors, nearby play parks, a sports centre, and the picturesque Taff Trail provide plenty of opportunities for leisure and exercise.

Commuters will benefit from easy access to the A470, making journeys to surrounding towns and cities quick and convenient.

Combining contemporary living with an unbeatable location, this stunning home is ready to welcome its new owners — whether you're a first-time buyer, family, or investor seeking something truly special.

## **ENTRANCE HALL**

Step inside through a stylish composite front door into a welcoming entrance hall, finished with sleek tiled flooring and a contemporary radiator that adds both warmth and modern flair. The décor features a tasteful blend of smooth emulsion walls and a striking feature wallpaper, all set beneath a crisp emulsion ceiling. A built-in cupboard discreetly houses the electric meter and fuse board, keeping everything neat and tidy. Elegant double doors lead through to the lounge, setting the tone for the rest of this beautifully presented home.

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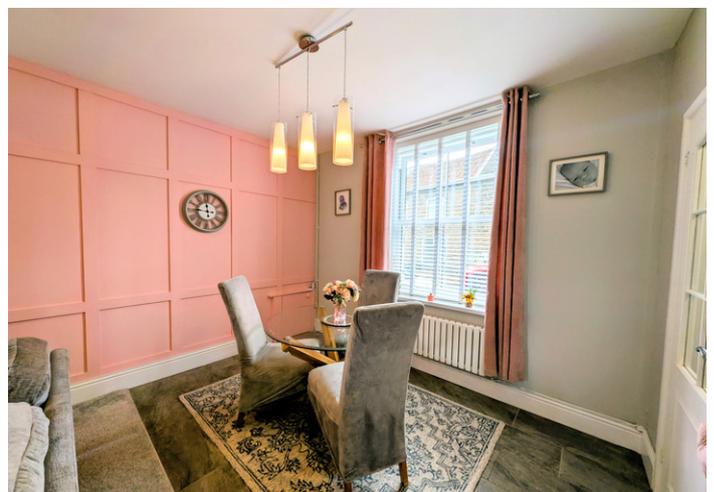


## **LOUNGE**

6.30 m x 4.50 m

A spacious and light-filled lounge featuring smooth emulsion walls and ceiling, with one wall enhanced by elegant Tudor-style panelling that adds character and charm. The flooring is a combination of tile and carpet, blending practicality with comfort. Heating is provided by a combination of standard and vertical radiators, offering both style and efficiency. Multiple power points are in place for modern living. Natural light pours in through a uPVC sash-effect window to the front and an additional uPVC window to the rear. A door leads through to the kitchen, while stairs rise to the first floor.

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## **KITCHEN**

3.60 m x 2.60 m

This contemporary kitchen features striking two-tone cabinetry: anthracite-gloss base units paired with crisp white-gloss wall units, the perfect complementary blend of depth and brightness. Durable work surfaces are bordered by tasteful tiled splashbacks, while a stainless-steel sink with pull-down spray tap brings both style and practicality. The space is finished with an emulsion ceiling and emulsion walls, part-tiled for easy maintenance. A door opens to a handy W.C., and culinary essentials are covered by a built-in oven, halogen hob, and stainless chimney extractor. Plumbing is in place for an automatic washing machine, and a sleek vertical wall-mounted radiator ensures warmth without sacrificing floor space. A uPVC door provides direct access to the rear of the property.

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## **DOWNSTAIRS W.C.**

1.80 m x 0.70 m

A stylish and conveniently located W.C., featuring an emulsion ceiling and a modern blend of finishes including one wallpapered wall and another accented with acoustic panelling. Laminate flooring completes the space, combining practicality with a contemporary touch — ideal for guests or day-to-day use.

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## **LANDING**

A well-presented landing area with carpet laid underfoot, smooth emulsion ceiling and emulsion walls. Doors lead to two bedrooms and the upstairs bathroom, while a staircase provides access to the attic space, offering further versatility to this stylish home.

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## **UPSTAIRS BATHROOM**

3.80 m x 2.60 m

A beautifully appointed family bathroom offering both luxury and practicality. A generous double shower cubicle sits alongside a stylish freestanding bath, perfect for long soaks. Heating comes courtesy of a vertical radiator with an integrated mirror at its centre, adding both warmth and a sleek focal point. The suite is completed by a close-coupled WC and a wash-hand basin set into a vanity drawer unit for useful storage. Herringbone-pattern cushion flooring adds texture underfoot, while a smooth emulsion ceiling teams with a blend of emulsion and panelled walls for a fresh, timeless look. A built-in cupboard discreetly houses the combi boiler, and a uPVC side window with frosted glass fills the room with natural light while ensuring privacy.

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## **BEDROOM 1**

4.70 m x 3.00 m

A spacious and stylish main bedroom featuring smooth emulsion walls and ceiling, with one wall enhanced by attractive Tudor-style panelling that adds a touch of character. Soft carpet flooring creates a cosy feel underfoot, while a radiator and multiple power points offer comfort and convenience. Two sash style uPVC windows to the front allow for plenty of natural light, making the room feel bright and inviting.

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## **BEDROOM 2**

3.20 m x 2.90 m

A bright and welcoming second bedroom featuring smooth emulsion walls and ceiling throughout. The room is finished with soft carpet flooring, a radiator for warmth, and multiple power points. A uPVC window to the rear fills the space with natural light, making it a comfortable and restful bedroom.

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## **ATTIC SPACE**

4.50 m x 3.50 m

A bright and versatile attic room with smooth emulsion walls and ceiling, featuring two Velux windows—one to the front and one to the rear—that flood the space with natural light. Finished with practical laminate flooring, the room benefits from a radiator and multiple power points for comfort and convenience. Built-in storage cupboards in the eaves provide excellent space-saving solutions, making this attic ideal for a bedroom, office, or hobby room.

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## **EXTERIOR**

Step outside to a sunny, flat rear garden—your own private oasis that's bright, low-maintenance, and perfect for relaxing or entertaining on summer evenings. At the garden's end, discover the ultimate man cave or shed, fully powered and ready to serve as a home gym, office, workshop, or even a cosy garden bar. With rear lane access, this outdoor space combines privacy and practicality seamlessly.

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## **MAN CAVE/OUTBUILDING**

5.00 m x 3.10 m

At the end of the garden sits a fully powered, versatile outbuilding — ideal as a home office, gym, creative studio, or relaxing retreat. Finished with emulsion walls, a panelled ceiling, and laminate flooring, it's both stylish and practical. Natural light flows in through the uPVC window, while electric points are in place to support a variety of uses. Whether you're working from home, pursuing a hobby, or simply unwinding, this is a fantastic bonus space ready to make your own.

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# EPC

| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         | 84        |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   | 58      |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

# 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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