



# T Samuel Estate Agents

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**Graig Avenue, Abercwmboi  
CF44 6AF**

**FOR SALE  
£105,000**



- **2 BEDROOMS**
- **SEMI DETACHED**
- **VIEWS TO THE REAR**



2



1



2



## Property Description

**\*\* SEMI DETACHED WITH 2 BEDROOMS \*\***

A good size semi detached property with two bedrooms.

Picturesque views to the rear of the surrounding mountain side

Ideal family location as situated close to play park and primary school on your doorstep.

Local convenience stores at the bottom of the hill together with the main bus route.

The town centre of Aberdare and Mountain Ash are a short drive/bus away with their train stations and further shops. There are local superstores within walking distance and a further train station situated in Cwmbach.

The property is to be sold with vacant possession and no onward chain.

Fantastic links to the A470 and the A465.

Accommodation: Entrance hall, reception room 1, reception room 2, kitchen, utility room, upstairs bathroom and two bedrooms.

### ENTRANCE HALL

Entrance via a composite front door. Wallpaper walls and ceiling. Carpet flooring. Radiator. Stairs to first floor. Doors to two reception rooms. Cupboard housing electric meter and fuse board. Under stair storage.

### RECEPTION ROOM 1

3.60 m x 3.14 m

Wallpaper ceiling with coving. Wallpaper walls. Carpet flooring. Power points. Tiled fireplace housing electric log burner stove. uPVC bay window to the front.



## RECEPTION ROOM 2

4.94 m x 3.75 m

Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Two radiators. Power points. Door to kitchen. uPVC window to the rear with amazing views of the surrounding area.



## KITCHEN

2.47 m x 2.24 m

Base and wall units in wood with complimentary black work surface. Built in oven and hob. Emulsion ceiling. Tiled walls. Tiled floor. Radiator. Power points. uPVC window to the side and door to the exterior.



## UTILITY ROOM

1.88 m x 1.61 m

Emulsion ceiling. Emulsioned stone walls. Carpet flooring. Power points. Plumbed for automatic washing machine. uPVC door and window to the rear.

## LANDING

Emulsion ceiling. Wallpaper walls. Carpet flooring. Attic access. Doors to two bedrooms and upstairs bathroom.



## UPSTAIRS BATHROOM

2.80 m x 2.12 m

Four piece suite comprising bath with shower over head and mixer taps, w.c, wash hand basin and bidet. Emulsion ceiling. Wallpaper and tiled walls. Vinyl flooring. Radiator. Cupboard housing combi boiler. Shaver point. uPVC window to the rear with frosted glass.



### BEDROOM 1

4.88 m x 3.21 m

Original fireplace as a lovely feature. Emulsion ceiling. Wallpaper walls. Carpet flooring. Radiator. Power points. Two uPVC windows to the front.



### BEDROOM 2

3.57 m x 2.68 m

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



### EXTERIOR

Front - Enclosed front forecourt. Side access.

Rear - Concrete section leading onto lawn area. Rear lane access. Beautiful views of the surrounding mountains.







#### 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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## FLOORPLAN