



**Tan-y-Bryn Villa, Ynysboeth.
CF45 4BX**

**FOR SALE
£135,000**



- **4 BEDROOMS**
- **SEMI DETACHED**
- **GOOD SIZE FAMILY HOME**



4



1



2



Property Description

*** FOUR BEDROOM, SEMI DETACHED ***

Looking for a property with potential? T Samuel Estate Agents are pleased to present this spacious four-bedroom semi-detached family home in the desirable area of Ynysboeth, just on the outskirts of Abercynon.

This home offers ample space and a fantastic layout, with local amenities such as a primary school and a play park right on your doorstep. While the property requires some updating, it provides a great opportunity to customise and make it your own.

With a bit of modernisation, this property can be transformed into the ideal family home. Don't miss the chance to add your personal touch and create your dream space!

Accommodation: Entrance hall, two reception rooms, kitchen, utility room, separate w.c, four bedrooms and upstairs shower room.

ENTRANCE HALL

Entrance via a white uPVC door. Artex ceiling with coving. Wallpaper walls. Laminate flooring. Radiator. Doors to two reception rooms and kitchen. Under stairs storage. Stairs to first floor.



RECEPTION ROOM 1

3.78 m x 3.58 m

Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Electric coal effect fire. uPVC bay window to the front.



RECEPTION ROOM 2

3.39 m x 2.97 m

Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the rear.

KITCHEN

3.82 m x 2.51 m

Wood base and wall units with complimentary work surface. Coloured sink unit. Built in oven and hob. Artex ceiling with coving. Emulsion walls with tiles around work surface. Vinyl flooring. Sliding door to utility room. uPVC window to the side and door to the rear.



UTILITY ROOM

2.04 m x 1.24 m

Emulsion ceiling with coving. Tiled walls. Vinyl flooring. Plumbed for automatic washing machine. Bi fold door to downstairs w.c. uPVC window to the rear.



DOWNSTAIRS W.C.

1.26 m x 1.08 m

White w.c. Artex ceiling with coving. Tiled walls. Vinyl flooring. uPVC window to the side with frosted glass.

LANDING

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Attic access. Doors to four bedrooms.



BEDROOM 1

3.41 m x 2.95 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. Door to upstairs bathroom. uPVC window to the side.



UPSTAIRS BATHROOM

2.85 m x 1.64 m

White w.c with wash hand basin and vanity unit. Large shower unit with head and handset package. Panelled walls. Emulsion ceiling. Chrome radiator. Built in cupboard housing combi boiler. uPVC window to the side with frosted glass.

BEDROOM 2

3.44 m x 2.38 m

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



BEDROOM 3

3.94 m x 2.59 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



BEDROOM 4

3.16 m x 2.30 m

Artex ceiling. Emulsion walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

EXTERIOR

Front - Steps leading to front forecourt.
Side gate leading to rear.

Rear - Steps leading to good size rear garden.









EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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