



## Abercynon Road

Abercynon, Mountain Ash, CF45 4NE

£159,950



Offered with no onward chain. Abercynon Road in the popular area of Abercynon, Mountain Ash, this well-presented semi-detached family house offers a delightful blend of space and comfort. With three bedrooms, this property is perfect for families seeking a welcoming home.

Upon entering, you are greeted by an entrance hall that leads to a large lounge/diner. The bay window not only floods the room with natural light but also provides stunning views of the surrounding countryside, creating a serene atmosphere for relaxation and entertaining. The modern, well-equipped fitted kitchen, offering ample space for culinary creations.

Upstairs, you will find three good-sized bedrooms, each designed to provide a peaceful retreat at the end of the day. The modern fitted shower room adds a touch of luxury and convenience, ensuring that the needs of the family are well catered for.

The property benefits from gas central heating and part triple-glazed windows, ensuring warmth and energy efficiency throughout the year. Outside, the forecourt garden adds to the property's curb appeal, while steps lead up to a rear garden,

This semi-detached house on Abercynon Road is not just a home; it is a lifestyle choice, offering comfort, space, and beautiful views in a friendly community. Whether you are a first-time buyer or looking to upsize, this property is a must-see.



### Entrance Hallway

Radiator. Upvc door to front. Tiled flooring .

### Living Room 21'7 x 12' (6.58m x 3.66m)

Upvc Bay window to front aspect. Upvc patio door to rear. Log Burning stove. 2 X Radiators. Excellent rural views to front aspect.

### fitted Kitchen 8'3 x 10'6 (2.51m x 3.20m)

With a range of modern wall and base units incorporating Gas Hob Electric Oven. Tiled walls. Under stairs storage. Provision for Washing machine and tumble dryer. Space for fridge/freezer .Chrome Radiator. Wall mounted gas boiler serving hot water and heating system. 2 Upvc windows to side aspect.

### Landing

### Bedroom 1 8'4" x 14'10" (2.54m x 4.52m)

Upvc window to front aspect. Radiator.

### Bedroom 2 6'8' x 11'11 (2.03m' x 3.63m)

Upvc window to front aspect. Radiator

### Bedroom 3 10'5 x 8'2 (3.18m x 2.49m)

Upvc Window. Access to boarded attic with pull down ladder and velux window.

### Attic Space

Access to boarded attic with pull down ladder and velux window.

### Modern Shower room 9'5 x 5'4 (2.87m x 1.63m)

Modern fitted shower Room. Upvc window to rear. Shower enclosure, w.c. Vanity unit and mirror. Heated Chrome towel Rail.

### Outside

Forecourt garden with side access to rear garden.

### Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

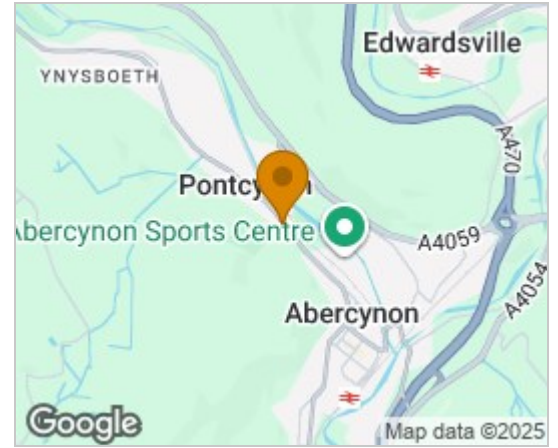
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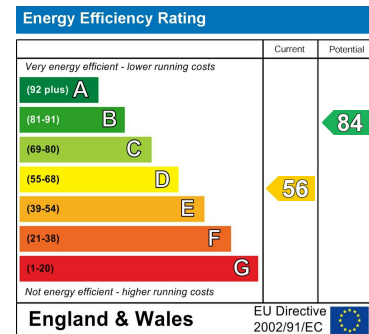
## Area Map



## Floor Plans



## Energy Efficiency Graph



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27 Cardiff Street, Aberdare, CF44 7DP

Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>