



Station Road

Abercynon Mountain Ash, CF45 4TA

£94,950

- NO ONWARD CHAIN
- EXCELLENT TRANSPORT LINKS
- RECENTLY DECORATED
- OFF ROAD PARKING
- COMBI BOILER
- TWO BEDROOMS

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**** NO ONWARD CHAIN * PARKING SPACE * RECENTLY DECORATED * COMBI BOILER ****

Sell right Estate Agents are pleased to bring to the market this recently decorated two bedroom ground floor apartment in Abercynon. The property is well served by being within short walking distance to local amenities and transport links such as Abercynon Rail Station offering excellent commuter access. The property has been plastered throughout and decorated to high standard and benefits from a modern central heating system. The accommodation comprises of a spacious entrance hallway, ample sized storage cupboard, lounge, contemporary kitchen, bathroom and two double bedrooms. Externally the property benefits from a parking space immediately in front of the main access to the apartment block. Please contact Sell Right Estate Agents to book your viewing.

Hallway

Door to communal hallway, plastered walls and ceiling, laminate flooring, radiator, doors to bedrooms, bathroom, lounge and built in storage.

Bathroom 5' 3" x 7' 4" (1.61m x 2.24m)

Plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, paneled bath with over head shower.

Lounge 15' 4" x 11' 2" (4.67m x 3.40m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, entrance to kitchen.

Kitchen 5' 3" x 11' 2" (1.60m x 3.40m)

Plastered and tiled walls, plastered ceiling, vinyl flooring, wall and base units with laminate roll top work surfaces, integrated washing machine, cooker and hob with over head extractor hood, stainless steel sink unit with mixer tap, wall mounted combi boiler.

Bedroom One 12' 4" x 10' 7" (3.75m x 3.22m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator.

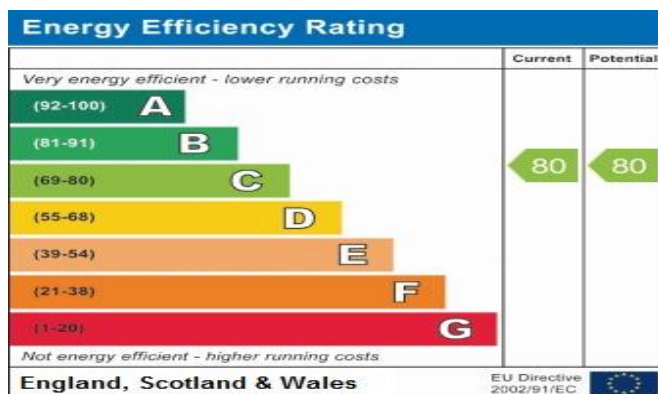
Bedroom Two 10' 0" x 8' 6" (3.04m x 2.60m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The current, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.