



**Herbert Street, Abercynon,
CF45 4RH.**

FOR SALE
£115,000



- **THREE BEDROOMS**
- **IN NEED OF RENOVATION**
- **DOWNSTAIRS WETROOM & UPSTAIRS BATHROOM**



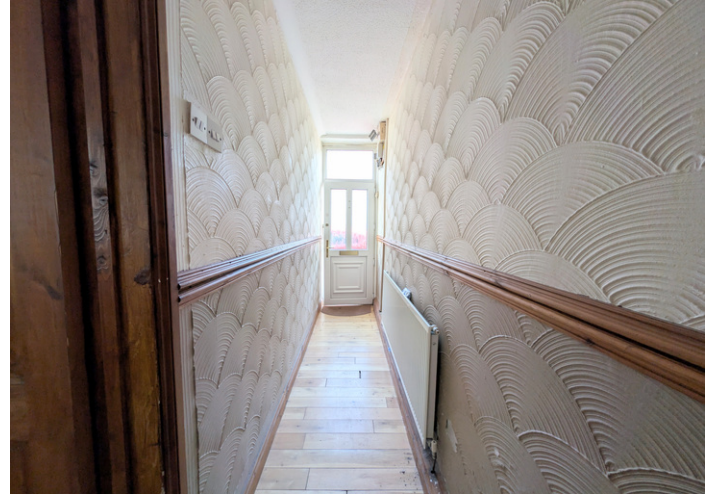
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Property Description

This three-bedroom mid-terraced property is ideally located in the popular village of Abercynon, offering a fantastic opportunity for those looking to take on a renovation project. With shops on your doorstep, a local primary school nearby, and the train station just a short walk away, this home provides excellent convenience for families and commuters alike.

The village also benefits from a well-equipped local sports centre offering both indoor and outdoor activities, along with nearby rugby and football fields — perfect for those who enjoy an active lifestyle or community involvement.

In need of modernisation throughout, the property offers spacious accommodation including a lounge, kitchen, downstairs wet room, and three well-proportioned bedrooms, together with a first-floor bathroom. Outside, there is an enclosed rear yard with raised borders offering scope for improvement.

With plenty of potential to create a comfortable family home, this property would suit first-time buyers, investors, or anyone looking to add value through refurbishment.

ENTRANCE HALL

Entered via a white uPVC front door, the hallway features an artex ceiling with coving, artex walls with dado rail, and laminate flooring. Radiator. Stairs lead to the first floor. Electric meter and fuse board. Door through to the lounge.



LOUNGE

6.30 m x 3.51 m

Artex ceiling with coving and emulsion-finished walls with dado rail. Laminate and tiled flooring. Two radiators and multiple power points. Dual-aspect windows to the front and rear provide good natural light. Wooden fire surround housing a coal-effect fire. Under-stairs storage. Door leads to the kitchen.



KITCHEN

3.66 m x 2.46 m

Fitted with a range of wood-fronted wall and base units with contrasting work surfaces. Includes a stainless steel sink unit, plumbing for an automatic washing machine, and a built-in oven and hob with extractor hood above. Radiator and power points. Artex ceiling with coving, emulsion walls with tiling around the work surface area, and tiled flooring. uPVC window to the side and uPVC door to the rear. Door leads to the wet room.



DOWNSTAIRS WETROOM

3.00 m x 2.35 m

Fitted with a wall-mounted shower, WC, and wash hand basin. Artex ceiling and emulsion-finished walls. Tiled flooring. Radiator. uPVC window to the rear with frosted glass.



LANDING

Artex ceiling and walls with carpet flooring. Access to the attic. Built-in storage cupboard. Doors lead to three bedrooms and the upstairs bathroom.



UPSTAIRS BATHROOM

3.37 m x 2.39 m

Fitted with a bath, WC, and wash hand basin. Emulsion ceiling with emulsion and half-tiled walls. Radiator. Built-in storage cupboard. uPVC window to the side with frosted glass.



BEDROOM 1

3.99 m x 2.48 m

Artex ceiling and emulsion-finished walls. Exposed floorboard flooring. Radiator and power points. uPVC window to the front.

BEDROOM 2

3.13 m x 2.42 m

Artex ceiling and emulsion walls. Exposed floorboard flooring. Radiator and power points. uPVC window to the rear.



BEDROOM 3

3.01 m x 2.56 m

Polystyrene tiled ceiling and wallpapered walls. Exposed floorboard flooring. Radiator and power points. uPVC window to the front.

EXTERIOR

Enclosed concrete yard area with raised borders, offering scope for improvement and landscaping.







EPC

FLOORPLAN



Misdescriptions Act 1991

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Data Protection Act 1998

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