



**Caemaen Street, Ynysboeth,
CF45 4LP.**

FOR SALE
£125,000



- **TWO BEDROOM, END OF TERRACE**
- **VACANT POSSESSION AND NO ONWARD CHAIN**
- **CONSERVATORY AND LARGE VERSATILE OUT BUILDING**



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Property Description

Situated on a peaceful closed road, this end-of-terrace two-bedroom property offers a great opportunity for buyers seeking a convenient location. Just a short distance from Abercynon village, you'll find local shops, a GP surgery, train station, and sports centre all within easy reach. The A470 is also nearby, making commuting straightforward.

Inside, the home features a practical layout with a porch, entrance hall, lounge with a wooden fire surround, and a kitchen leading through to a bright conservatory. Upstairs, two bedrooms and a bathroom complete the accommodation.

Outside, a good-sized garden includes a patio area, side access, and a large versatile outbuilding with plumbing and a log burner—perfect for use as a gym, office, or studio.

Sold with vacant possession and no onward chain, this property is ready for you to move in and make it your own.

ENTRANCE PORCH

Accessed via a brown uPVC front door, the porch includes a cupboard housing the electric meter and fuse board. Finished with a polystyrene tiled ceiling, a mix of emulsion and wood panelled walls, and practical vinyl flooring. A door leads into the main entrance hall.



ENTRANCE HALL

Features a polystyrene tiled ceiling, wallpapered walls, and vinyl flooring. Includes a radiator, power points, and stairs leading to the first floor. Doors provide access to the lounge and kitchen.



LOUNGE

3.74 m x 3.09 m

Artex ceiling with coving, emulsion-finished walls, and carpet flooring. A wooden fire surround serves as a central feature. The room also includes a radiator, power points, and a uPVC window to the front.



KITCHEN

3.42 m x 3.40 m

Fitted with wooden wall and base units, complemented by a matching work surface and a stainless steel sink unit. Appliances include a built-in hob with extractor above and a double oven. The combi boiler is housed in under the stairs cupboard. Finished with an artex ceiling and coving, emulsion walls, and vinyl flooring. Also includes a radiator, power points, and a uPVC window to the rear. A door leads through to the conservatory.



CONSERVATORY

2.91 m x 2.55 m

A bright and airy space with a glass roof and full-height glass panels on all sides, allowing in plenty of natural light and offering views of the surrounding area. French doors open out to the exterior, creating a seamless indoor-outdoor flow. There is a built-in storage cupboard with louvre doors, and emulsion-finished walls sit beneath the window line for a neat finish.



LANDING

Features a wallpapered ceiling with coving, a mix of wallpapered and emulsion walls, and carpet flooring. Access to the attic, two bedrooms, and the upstairs bathroom.



UPSTAIRS BATHROOM

2.92 m x 2.71 m

Fitted with a large corner bath, separate corner shower, WC, and wash hand basin. Finished with an emulsion ceiling and modern bathroom panelled walls, along with vinyl flooring. Includes a radiator and a frosted uPVC window to the rear for privacy and natural light.



BEDROOM 1

3.84 m x 2.49 m

Emulsion ceiling with coving, emulsion-painted walls, and carpet flooring. Includes a radiator, power points, and a uPVC window to the front aspect.



EXTERIOR

A spacious garden with a patio area and side access, featuring a pathway bordered by artificial lawn leading to a substantial 6x6 block-built outbuilding. This versatile space offers fantastic potential — ideal for use as a home gym, office, studio, or workshop. It benefits from a uPVC door opening onto the garden, French doors with access from the side lane, plumbing for a WC, and a log burner already installed, making it ready for a variety of uses. A rare and valuable addition that adds significant flexibility to the property.



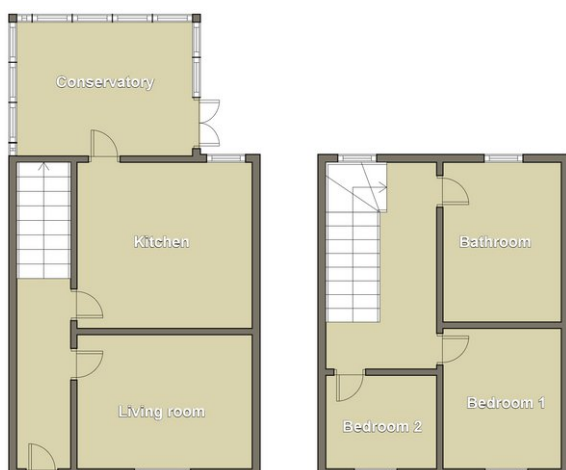




EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

FLOORPLAN



Misdescriptions Act 1991

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Data Protection Act 1998

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