

AVONDALE STREET, ABERCYNON,
MOUNTAIN ASH

£109,995



- CLOSE TO SCHOOL
- IDEAL FOR FIRST TIME BUYERS
- OR BUY TO LET INVESTORS



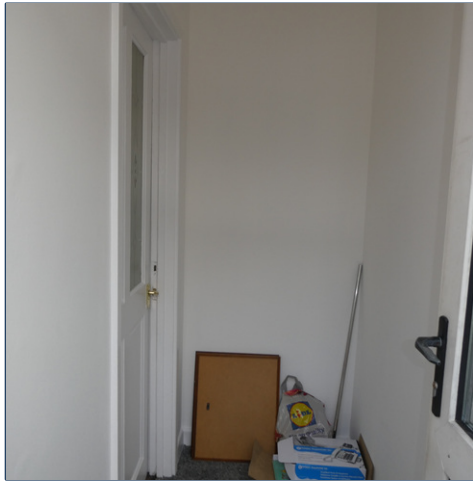
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Property description

Durbin & Co. are pleased to present for sale this extended, 2 bedroom, mid terrace property, ideally located in the village of Ynysboeth, Abercynon.

Conveniently situated close to local school, children's play park and a nearby convenience store. This home is perfect for first time buyers or investors alike.

The property benefits from uPVC double glazing throughout and a recently installed gas combination central heating system (fitted just 2 years ago).

Accommodation comprises:

Entrance Hallway

Spacious Lounge

Kitchen

Ground Floor Bathroom with Separate W/C

Two Double Bedrooms

Enclosed Rear Garden with Lane Access

Early viewing is highly recommended.







ENTRANCE HALLWAY

uPVC front door leading to entrance hallway. Electric meter, door to lounge.

LOUNGE

6.34 m x 4.25 m

Emulsion walls and artex ceiling. Feature fire surround, stairs to first floor, 2 x radiators, electric power points, windows to front and rear, door to kitchen.

KITCHEN

3.44 m x 0.00 m

Emulsion walls and artex ceiling. Fitted base units, radiator, electric power points, plumbed for automatic washing machine, radiator, window and door to side, sliding door to bathroom and w/c.

BATHROOM

1.74 m x 1.59 m

Bath with electric shower above, pedestal wash hand basin, radiator, window to rear, entrance to separate w/c.

W/C

1.71 m x 0.81 m

Emulsion walls and artex ceiling. W/C, window to rear.

STAIRS/LANDING

Emulsion walls and artex ceiling. Radiator, window to rear, doors to bedrooms.

BEDROOM 1 (REAR)

3.18 m x 2.74 m

Emulsion walls and artex ceiling. "Vokera" combi gas boiler, electric power points, radiator, window to rear.

BEDROOM 2 (FRONT)

4.50 m x 3.05 m

Emulsion walls with 1 feature wallpapered wall and artex ceiling. Electric power points, radiator, 2 x windows to front.

OUTSIDE

Side yard with steps down to flat rear garden with rear lane access.

EPC

