

# FOR SALE



**DURBINS  
LEGAL ESTATES**

ESTATE AGENTS

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**5 Springfield Drive  
Abercynon, Mountain Ash CF45 4UB  
Chain Free £249,995**

A semi detached bungalow in a peaceful location with outstanding views across the valley. The property is located on the outskirts of the village but within easy reach of the A470 and bus and rail links to Aberdare and Cardiff and benefits from off road parking for 2 cars, a garage and a larger than average tiered, rear garden.

COMPRISING: Hallway; lounge; kitchen/diner; 3 bedrooms; bathroom; front and rear gardens, driveway to garage.

DURBINS LEGAL ESTATES will be pleased to assist suitable applicants in obtaining MORTGAGE FACILITIES for this property. Call in or telephone our office for a chat with our Mortgage Advisor Mark Ringrose.

## 5 Springfield Drive, Abercynon, Mountain Ash CF45 4UB

### Hallway

Entrance via Upvc door into porch with tiled floor, double glazed door, emulsion walls and ceiling, coving, radiator, fitted carpet.

### Lounge

16'5" x 12'5" (5.00m x 3.78m)



Double glazed bay window to front, emulsion and wallpapered walls, emulsion ceiling, coving, sunken spotlights, radiator, TV aerial, BT socket, laminate floor.

### Kitchen/diner (L-shaped)

21'1" x 16'4" (6.43m x 4.98m)



Double glazed window, door and French doors to rear, emulsion ceiling, coving, sunken spotlights, range of base and wall units, stainless steel sink, tile splashbacks, breakfast bar, built-in electric oven and gas hob, integrated dishwasher, extractor fan, two radiators, tiled floor, door to garage.

### Dining area



### Bedroom 1

12'4" x 10'6" (3.76m x 3.20m)



Double glazed window to front, emulsion walls and ceiling, coving, radiator, TV aerial, fitted carpet.



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### Bedroom 2

11'8" x 8'11" (3.56m x 2.72m)



Double glazed window to rear, emulsion walls and ceiling, coving, built-in wardrobe, radiator, fitted carpet.

### Bathroom

12'9" x 5'7" (3.89m x 1.70m)



2 Velux sun tunnels, sunken spotlights, tiled walls, extractor fan, radiator, w.c., vanity unit housing wash hand basin, bath, shower cubicle, tiled floor.

### Bedroom 3

8'6" x 7'10" (2.59m x 2.39m)



Double glazed window to rear, emulsion walls and ceiling, coving, radiator, laminate floor.

### Front garden



Lawned front garden with planted borders, outside lighting. Driveway with parking for 2 cars leading to garage with electric supply and houses combi boiler.

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### Rear garden



Tiered rear garden with lawn and patio areas, flower beds, mature trees and shrubs, outside lighting and water supply.

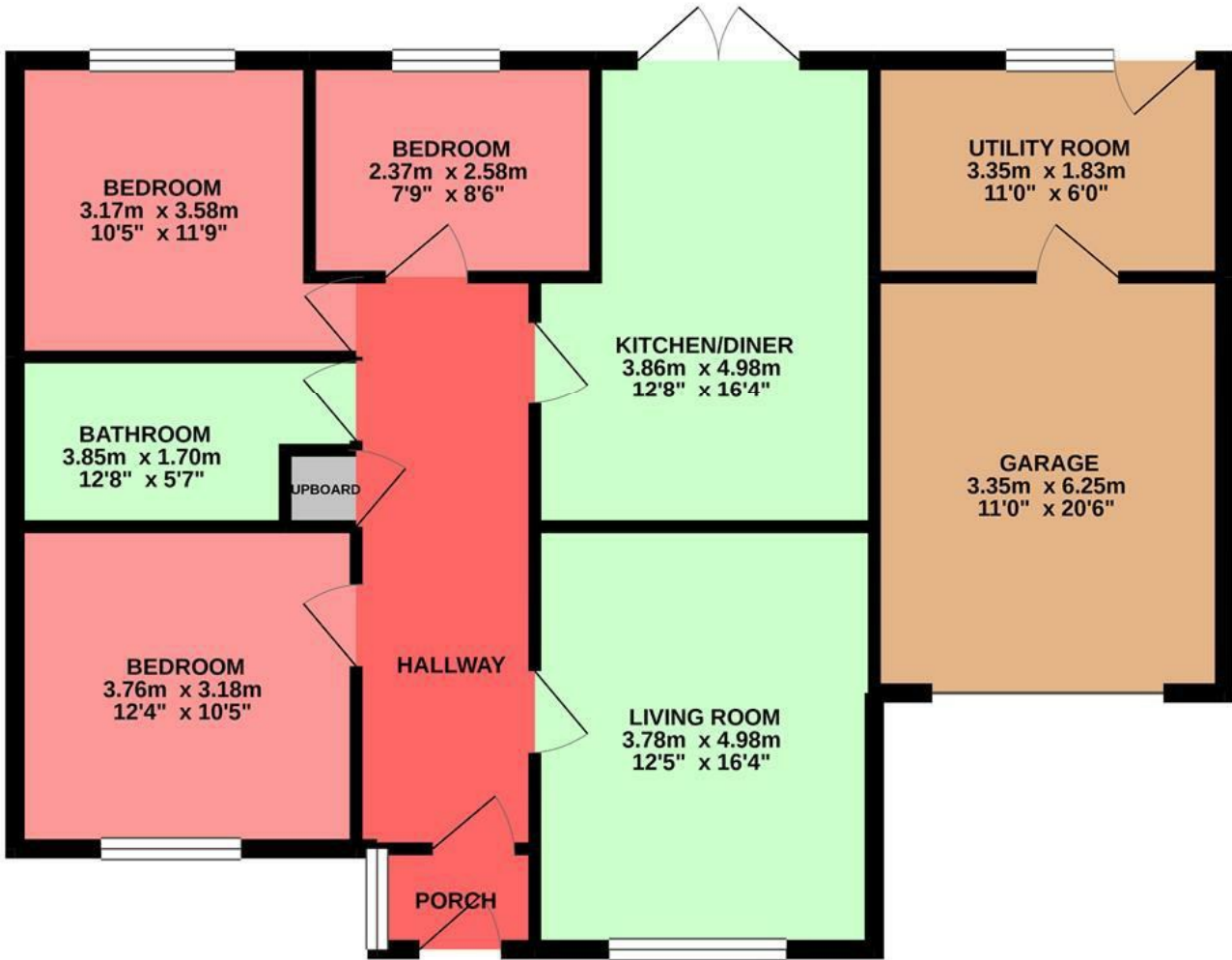
### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



# GROUND FLOOR

91.2 sq.m. (982 sq.ft.) approx.



5, SPRINGFIELD DRIVE, ABERCYNON

TOTAL FLOOR AREA : 91.2 sq.m. (982 sq.ft.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></div> <span style="font-size: 24px; font-weight: bold;">85</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

