



Taff Street, Ferndale

£98,750

- No onward chain
- Ideal location with links to the A470
- Ideal for first time buyers
- Heating with gas fired combi boiler
- Double glazed throughout
- Great sized rear garden
- All curtains, carpets and light fittings included
- EPC Rating: C



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About the property

Peter Alan Pontypridd are pleased to present to the market this well-presented two bedroom mid-terraced property located on a quiet street in Ferndale. This property is move-in ready and would make an ideal purchase for a first time buyer. Contact us today to arrange your viewing.

Accommodation

Entrance Hallway

Accessed via front door and providing access to all ground floor rooms and stairs to first floor. Radiator.

Lounge

15' 3" x 9' 1" (4.65m x 2.77m)

Accessed via entrance hallway. Carpet flooring, double glazed window to front elevation, radiator and powerpoint(s).

Dining Area

10' 1" x 10' 1" (3.07m x 3.07m)

Opening from the lounge, carpet flooring, radiator, powerpoint(s) and door to kitchen & bathroom.

Kitchen

8' 1" x 7' 1" min (2.46m x 2.16m min)

A range of wall and base units with skylight to ceiling, space and plumbing for a washing machine and space fridge/freezer. Window & door to rear. Tiled flooring and splashback.

Bathroom

Window to rear. Tiled floor, radiator. Three piece suite.



Bedroom Two

11' 11" x 9' 7" (3.63m x 2.92m)

Further double bedroom with double glazed window to rear, carpet flooring, radiator and powerpoint(s).

External

The property is located on a quiet terrace street with on-street parking.

To the rear of the property there is a well-proportioned garden laid to lawn. Wooden storage shed to remain.

Landing

Providing access to first floor bedrooms.

Bedroom One

15' 2" max x 9' 3" (4.62m max x 2.82m)

Spacious double bedroom with carpet flooring. Double glazed window to front elevation, loft hatch to ceiling, radiator and powerpoint(s).

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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