

Terraced House - Ferndale

£69,950

Property Reference: PP5558



DUFFRYN STREET, FERNDALE

Here we offer For Sale this upgraded, three Bed roomed, three storey mid terraced property, situated on the main road through Ferndale and therefore offering immediate access to all services. The property affords unspoilt views to the rear over Llanwonno Mountain and the surrounding valley. It affords UPVC double glazing, gas central heating. It offers excellent family sized accommodation with maintenance free rear garden.

EPC RATING D



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Entrance via UPVC double glazed door allowing access to Entrance Hallway.

Hallway

With plaster and emulsion decoration, matching ceiling, electric service meters, open plan stairs to First Floor with fitted carpet, laminate flooring, electric power points, access to under stair storage and white panelled door allowing access to Lounge.

Lounge (22'10 x 15'6)

With UPVC double glazed window to rear, with unspoilt views over the surrounding mountains and farmland, UPVC double glazed window to front, plaster and emulsion decoration with main feature wall papered, laminate floor to one section and fitted to another, electric power points, central heating radiators, gas service meters, television aerial point, four recess alcoves, built in storage cupboard housing wall mounted gas combination boiler, supplying both domestic hot water and gas central heating, further UPVC double glazed window to rear and open plan stairs to Lower Ground Level.

First Floor Elevation

Landing

With matching decoration to hallway, plaster and emulsion ceiling, fitted carpet, generous access to loft and white panelled doors to Bedrooms One, Two and Bedroom Three.

Bedroom One (14'1 x 8'3)

With





UPVC double glazed window to front, plaster and emulsion decoration, matching ceiling with coving, radiator, fitted carpet.

Bedroom Two (7'2 x 14'7)

With UPVC double glazed window to rear with unspoilt views, plaster and emulsion decoration, matching ceiling with coving, laminate flooring, electric power points, central heating radiator.

Bedroom Three (6'11 x 11'4)

With UPVC double glazed window to rear, plaster and emulsion decoration, matching ceiling with coving, radiator, fitted carpet, ample electric power points.

Lower ground floor

With staircase allowing access to Kitchen/ Dining room.

Kitchen/ Dining room (22'10 L shaped x 15'6)

With UPVC double glazed window and door allowing access to rear gardens and with unspoilt views over the surrounding valley and mountains, laminate flooring, plaster and emulsion decoration, matching ceiling. Ranch style balustrade and staircase allowing access to Ground Floor, ample electric power points, one radiator to the dining area with two recesses and television aerial point. To the Kitchen area, matching decoration, central heating radiator and range of wall and base units. White panelled door allowing access to a Lobby area.

Lobby

With plaster and emulsion decoration, electric power points, plaster and emulsion ceiling, laminate flooring and plumbing for automatic washing machine. Further door allowing access to Bathroom and WC.

Bathroom and WC

With plaster and emulsion decoration, matching ceiling, cushion floor covering, radiator and white suite to include panelled bath with mixer

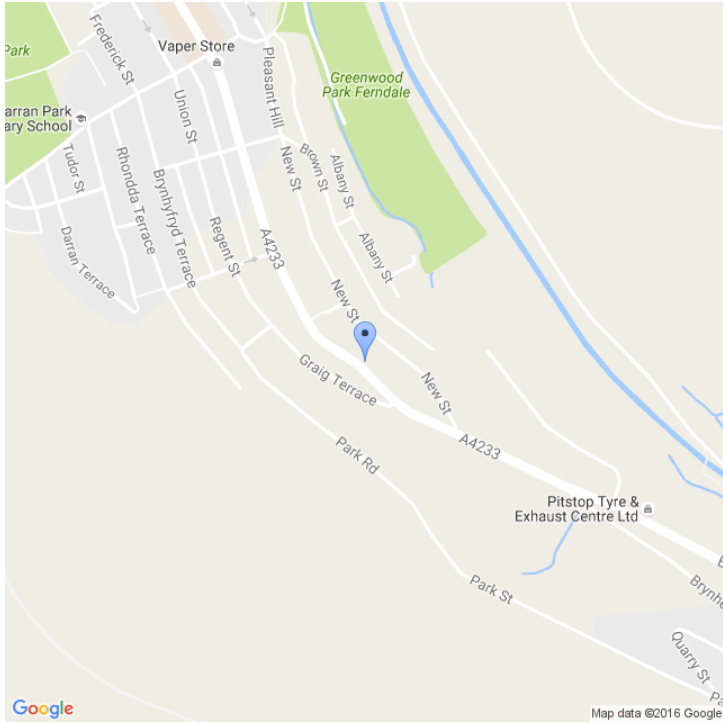


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taps, low level WC and wash hand basin. Xpelair fan.

Garden to rear

Is maintenance free, laid to concrete paved patios, with concrete block built rear boundary walls and rear access.



Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.