

Terraced House - Ferndale

£75,000

Property Reference: PP11018



This is a three bedroom, well maintained, mid-terrace property situated in this quiet, popular small village known as Stanleytown offering easy access to the main villages of Ferndale and Tylorstown with easy access to Porth, schools, transport connections and excellent road links.



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Entranceway

Entrance via UPVC double-glazed door allowing access to entrance porch.

Porch

Wood panel décor and ceiling, ceramic tiled flooring, wall-mounted and boxed in electric service meters, panel glazed door to rear allowing access to hallway.

Hallway

Papered décor and coved ceiling, radiator, electric power points, fitted carpet, staircase to first floor elevation with matching fitted carpet, sapele door to rear allowing access to lounge.

Lounge (3.48 x 3.84m)

Patterned glaze panel door with matching panel to side to rear allowing access to kitchen/breakfast room, opening to kitchen/breakfast room with feature wrought iron display, papered décor, dado to centre, tiled and coved ceiling with pendant ceiling light fitting, radiator, fitted carpet, oversized oak feature fireplace with marble insert and matching hearth housing real flame gas fire, ample electric power





points, double patterned glaze sliding doors to front allowing access to dining room/sitting room.

Dining Room/Sitting Room (3.13 x 3.47m)

UPVC double-glazed window to front offering splendid views of the surrounding valley, matching décor and ceiling with pendant ceiling light fitting, radiator, matching fitted carpet, gas service meters housed within recess storage.



Kitchen/Breakfast Room (4.79 x 2.40m)

UPVC double-glazed windows to rear with made to measure blinds, papered décor, laminate flooring, radiator, double doors to understairs storage facility, panelled ceiling, full range of fitted kitchen units comprising ample wall-mounted units, base units, leaded display cabinets, single sink and drainer unit with central mixer taps, plumbing for automatic washing machine, ample electric power points, ample space for additional appliances and table and chairs if required, patterned glaze panel door to rear allowing access to lobby.

Lobby

Glazed barn-style half and half panelled door to side allowing access to rear yard, ceramic tiled décor, tiled ceiling, laminate flooring, door to built-in storage cupboard fitted with shelving, patterned glaze panel door to rear allowing access to bathroom/WC.



Bathroom/WC

Textured ceiling, ceramic tiled décor, laminate flooring, radiator, suite comprising panelled bath with twin handgrips and vanity shelving above, electric shower fitted over bath with above bath shower screen, low-level WC, wash hand basin, all fixtures and fittings to remain as seen.

First Floor Elevation

Landing

UPVC



double-glazed window to rear, papered décor and coved ceiling, fitted carpet, generous access to loft, sapele doors to bedrooms 1, 2, 3, double doors to built-in storage cupboard fitted with hanging and shelving space.

Bedroom 1 (2.53 x 2.23m)

UPVC double-glazed window to front, papered décor, tiled and coved ceiling, fitted carpet, radiator, electric power points.

Bedroom 2 (3.41 x 2.48m)

UPVC double-glazed window to front, papered décor, tiled and coved ceiling, fitted carpet, radiator, full range of built-in wardrobes providing ample hanging and shelving space with box storage and bedside cabinet, ample electric power points.

Bedroom 3 (3.08 x 2.84m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, tiled and coved ceiling, fitted carpet, radiator, electric power points, built-in storage cupboard housing wall-mounted gas combination boiler supplying domestic hot water and gas central heating.

Rear Garden

Excellent sized garden with outbuilding but will require some attention.

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.