

T Samuel Estate Agents

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Oakland Terrace, Ferndale **CF43 4UD**

FOR SALE £86,000







- **UPSTAIRS BATHROOM**
- THREE/FOUR BEDROOMS
- **SOLD WITH VACANT POSSESSION** AND NO ONWARD CHAIN

















Property Description

*** THREE BEDROOMS WITH POSSIBILITY OF FOUR ***

T Samuel Estate Agent presents this spacious and traditional three bedroom property situated in Ferndale.

Although the property is advertised as three bedrooms there is a possibility that the reception room downstairs could be used as a fourth bedroom.

Amazing views of the surrounding mountain side.

Ideal purchase for a first time buyer, a growing family or investor.

All amenities of a small town on your doorstep.

Blank canvas ready for someone to make their own.

An outside space accessible via a stone stairway.

The property is to be sold with vacant possession and no onward chain.

Accommodation: Entrance hall, reception room 1, Lounge open plan with kitchen/diner, three bedrooms and upstairs bathroom.

ENTRANCE HALL

Entrance via a grey uPVC front door. Emulsion walls and ceiling. Laminate flooring. Electric meter and fuse board. Stairs to the first floor and doors to two reception rooms.

RECEPTION ROOM 1

4.26 m x 2.58 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the front.







LOUNGE, OPEN PLAN WITH KITCHEN/DINER

7.19 m x 3.07 m

Emulsion walls and ceiling. Laminate flooring. Two radiators. Power points. uPVC window to the front. "L" shaped open plan into kitchen/diner.

KITCHEN/DINER

4.59 m x 2.26 m

Ample base and wall units in white with marble effect work surface. Matching breakfast bar with drawers underneath. Built in oven and hob with extractor hood above. Stainless steel sink unit. Plumbed for automatic washing machine. Emulsion ceiling with sunken spotlights. Emulsion walls. Radiator. Power points. uPVC window and door to the rear.

LANDING

Artex ceiling. Emulsion walls. Carpet flooring. Attic access. uPVC window to the rear.

UPSTAIRS BATHROOM

2.08 m x 1.97 m

White suite comprising bath with shower over head and shower screen. W.c and wash hand basin. Emulsion ceiling with sunken spotlights. Emulsion and panelled walls. Vinyl flooring. Chrome towel radiator. Extractor fan.









BEDROOM 1

4.27 m x 2.61 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Built in cupboard. uPVC window to the front.

BEDROOM 2

3.51 m x 2.35 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Wall mounted boiler. uPVC window to the side.

BEDROOM 3

2.88 m x 2.32 m

Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. uPVC window to the front.

EXTERIOR

Front - Steps to front forecourt.

Rear - Concrete steps to outside area.

























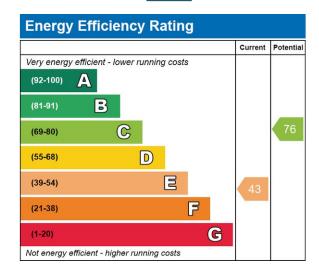
Misdescriptions Act 1991

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Data Protection Act 1998

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EPC



FLOORPLAN

