



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**



3



1



2



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

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Data Protection Act 1998

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EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN