



T Samuel Estate Agents

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**Arfryn Terrace, Tylorstown,
Ferndale, CF43 3DR**

**FOR SALE
£94,000**



- **3 BEDROOM**
- **RECENTLY DECORATED**
- **QUIET STREET LOCATION**



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Property Description

Situated in a quiet side street location, we are delighted to offer for sale this very well maintained, three bedroom, double fronted, mid-terrace property of traditional stone construction.

It will be sold as seen with no onward chain and offers easy access to all amenities, facilities and services including transport and schools. If it's peace and tranquility together with walks and cycling paths that you are looking for, then this is the property for you.

Surrounded by hills and mountains, picturesque scenery, this property must be viewed.

Accommodation: Two reception rooms, utility room, kitchen, upstairs bathroom, three bedrooms. Exterior garden is accessible via uPVC door leading off rear landing and provides amazing views of the surrounding valley.

ENTRANCE HALL

Entrance via a white uPVC front door. Carpet flooring. Electric meter and fuse board. Door to 1st reception room. Stairs to first floor.

RECEPTION ROOM 1

3.09 m x 2.83 m

Wallpaper walls. Wallpaper ceiling with coving. Carpet flooring. Radiator. Power points. Doors leading to reception room 2 and utility room. uPVC window to the front.

UTILITY ROOM

2.98 m x 1.32 m

Wallpaper walls and ceiling. Sky light. Vinyl flooring. Plumbed for automatic washing machine. Power points. Radiator. Sink with vanity unit.



KITCHEN

3.62 m x 2.82 m

Ample base and wall units in walnut with complimentary work surface. Stainless steel sink unit. Emulsion walls with tiles around work surface. Emulsion ceiling. Vinyl flooring. Radiator. Power points. Dual aspect uPVC windows and wooden door to exterior.



LANDING

Wallpaper walls and ceiling. Carpet flooring. Doors to three bedrooms and entrance to rear landing. uPVC window to the rear.

BEDROOM 1

4.33 m x 2.54 m

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



BEDROOM 2

4.24 m x 2.10 m

Emulsion ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. Double louvre doors leading to storage cupboards. Attic access. uPVC window to the front.





BEDROOM 3

2.15 m x 2.08 m

Wallpaper ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. Louvre doors to storage cupboard. uPVC window to the rear.



REAR LANDING

Artex ceiling. Wallpaper walls. Carpet flooring. Built in storage cupboard. Door to upstairs bathroom. uPVC door leading to exterior.

UPSTAIRS BATHROOM

2.51 m x 1.96 m

Three piece suite in white comprising bath with over head shower and glass screen, w.c and wash hand basin. Vinyl flooring. Radiator. Artex ceiling. Panelled walls. Built in cupboard housing combi boiler. uPVC window to the rear with frosted glass.



EXTERIOR

Front - Steps leading to entrance door with front forecourt either side.

Rear - Exit door in kitchen leads to small patio area covered with perspex. Outside water tap. Brick built outside toilet.

Rear - The uPVC door on the rear landing leads to tiered steps which provides access to a lawn section with mature shrubs and trees. A further section with decorative stones provides a seating area to admire the breath taking views of the surrounding mountain side.









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		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

FLOORPLAN