



East Road, Tylorstown, Ferndale, CF43 3HE

£77,000



- Combi Boiler
- Ideal First Time Buy
- Modernisation Required
- No Onward Chain
- Close To Local Amenities
- Fantastic Views
- Two Double Bedrooms
- First Floor Bathroom
- EPC Rating TBC

Description...

James Douglas are delighted to welcome this two bedroom mid-terrace property to the market. Set in the popular area of Tylerstown, Ferndale. The perfect first-time-buy, investment or for someone looking for a bit of a project. In brief terms the accommodation comprises an entrance hallway, living room/dining room, kitchen and lobby all on the ground floor. Upstairs there are two double bedrooms and a family bathroom. Mains gas fired central heating and double glazed throughout. On-street parking. A tiered rear west facing garden space. EPC TBC. Council tax band A.

****DEVELOPMENT OPPORTUNITY****

****BEING SOLD WITH NO ONWARD CHAIN****

****CLOSE TO TOWN CENTRE****

East Road, Tylerstown, Ferndale is within walking distance of Tylerstown town centre and a few minutes drive from Ton Pentre town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Tylerstown Primary School & Penrhys Primary School with the local high school being Porth Community School. There is a useful mainline railway station in Llwynypia town centre. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

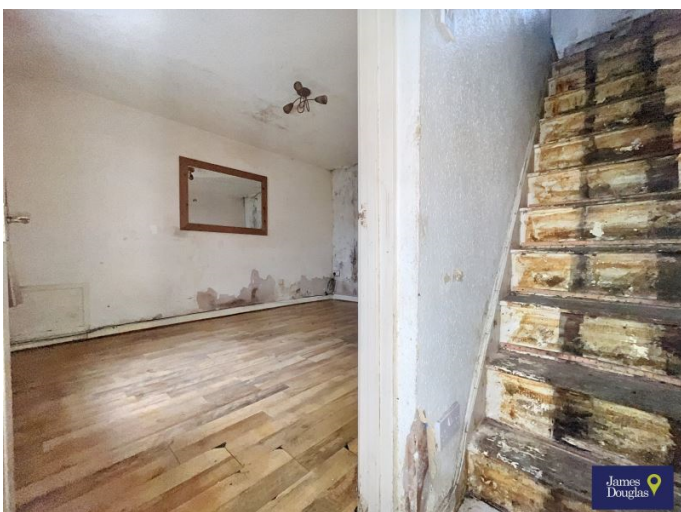
Tenure: Freehold

EPC: TBC

Council Tax Band: A

Accommodation...

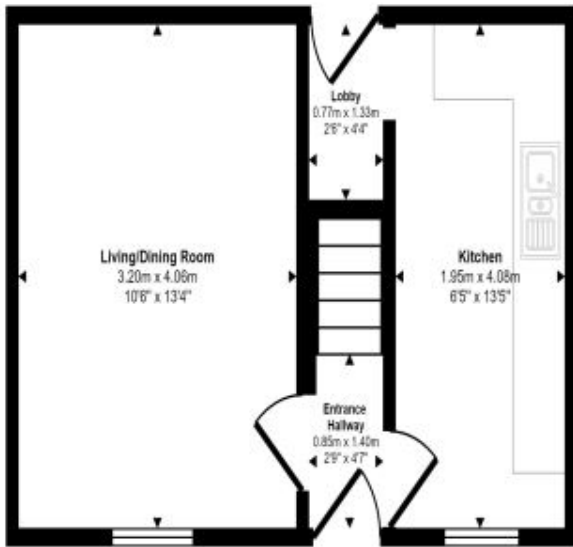
- Entrance Hallway
- Living/Dining Room
- Kitchen
- Lobby
- Landing
- Bedroom One
- Bedroom Two
- Bathroom
- Outside
- Directions



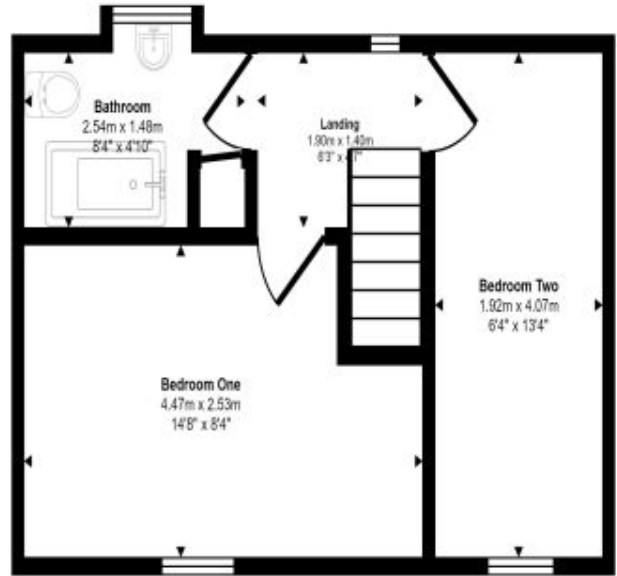


Floorplan

Approx Gross Internal Area
53 sq m / 568 sq ft



Ground Floor
Approx 25 sq m / 274 sq ft



First Floor
Approx 27 sq m / 294 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		WAITING VALUES
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	