



James Street, Maerdy, Ferndale, CF43 4DT

£104,995



- No Onward Chain
- Combi Boiler
- Close To Local Amenities
- West-facing Garden
- Upstairs Bathroom
- Very Well-Presented
- Perfect First-time-buy
- Modern Fitted Kitchen
- EPC Rating **TBC**

# Description...

James Douglas are delighted to welcome this renovated three bedroom mid-terrace property to the market. Set in the popular area of Maerdy, Ferndale. The perfect first-time-buy, investment or for someone looking to downsize. In brief terms the accommodation comprises an entrance porch, hallway, living/dining room and a new kitchen all on the ground floor. Upstairs there are two double bedrooms, a good sized single bedroom and a new family bathroom. Mains gas fired central heating (ideal combi boiler) and UPVC double glazed throughout. On-street parking. A tiered rear west facing garden space complemented with new decking, chippings, grass, shrubbery and a tree. EPC TBC. Council tax band A.

**\*\*IDEAL INVESTMENT OPPORTUNITY OR FIRST-TIME-BUY\*\***

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

A FANTASTIC OPPORTUNITY FOR A VARIETY OF DIFFERENT BUYERS. WELL PRESENTED AND FULLY MODERNIZED THROUGHOUT. PLEASE CALL JAMES DOUGLAS TO RESERVE YOUR VIEWING SLOT.

**\*\*WEST FACING REAR GARDEN SPACE WITH NEW DECKING\*\***

**\*\*CLOSE TO LOCAL AMENITIES\*\***

James Street, Maerdy, Ferndale is within walking distance of Maerdy town centre and a few minutes drive from Ferndale town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Maerdy Community Primary School & Treorchy Primary School with the local high school being Ferndale Community School. There are useful mainline railway stations at Treorchy Station & Ynyswen Station. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

## Additional Information

---

Tenure: Freehold

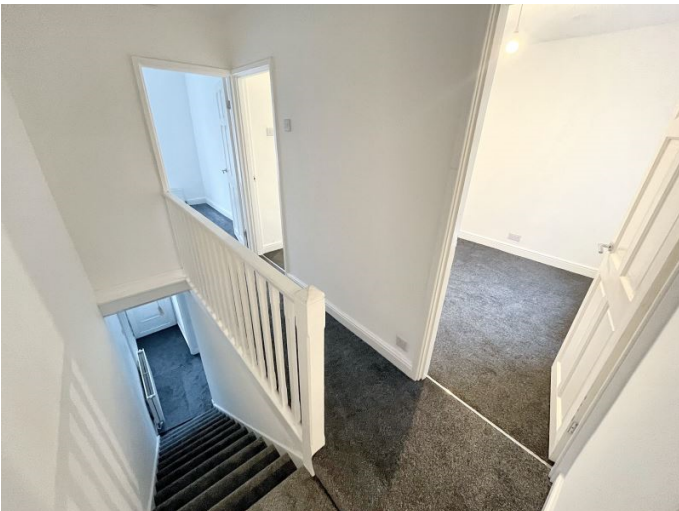
EPC: TBC

Council Tax Band: A

# Accommodation...

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



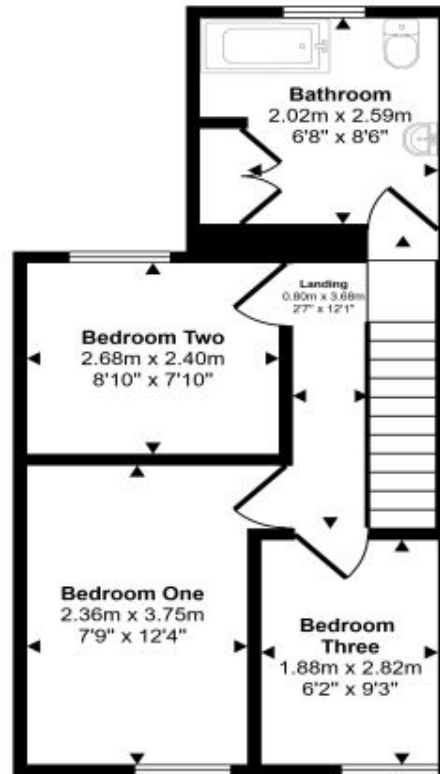


# Floorplan

Approx Gross Internal Area  
75 sq m / 809 sq ft



Ground Floor  
Approx 40 sq m / 428 sq ft



First Floor  
Approx 35 sq m / 382 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	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	