



Station Terrace, Maerdy, Ferndale, CF43 4BE

£100,000



- South-West Facing
- Close To Local Amenities
- Investment Opportunity
- Combi Boiler
- No Onward Chain
- Mountain Views
- Ideal First Time Buy
- Partially Renovated - Fantastic Opportunity

Description...

James Douglas is delighted to welcome this partially renovated one bedroom mid-terrace (former two bedroom) with loft room 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 hallway, living room with media wall, dining room, new kitchen and shower room all on the ground floor. Upstairs there is a large double bedroom with dual aspect windows and unbelievable views and a large landing area with staircase to the loft room space. With some reconfiguration, this could easily be reinstated as a two bedroom property. Mains gas fired central heating (Viessmann combi boiler) and UPVC double glazed windows and doors throughout. On-street parking. A two tier rear south-west facing garden space complemented by grass and shrubbery. EPC D potential B. Council tax band A.

****IDEAL INVESTMENT OPPORTUNITY OR FIRST-TIME-PURCHASE****

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

A FANTASTIC OPPORTUNITY FOR A VARIETY OF DIFFERENT BUYERS. PARTIALLY MODERNIZED. PLEASE CALL JAMES DOUGLAS TO RESERVE YOUR VIEWING SLOT.

****SOUTH-WEST FACING REAR GARDEN SPACE****

****3D WALK THROUGH TOUR AVAILABLE****

Station Terrace, 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: D

Council Tax Band: A

Accommodation...

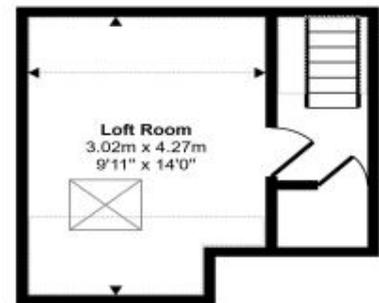
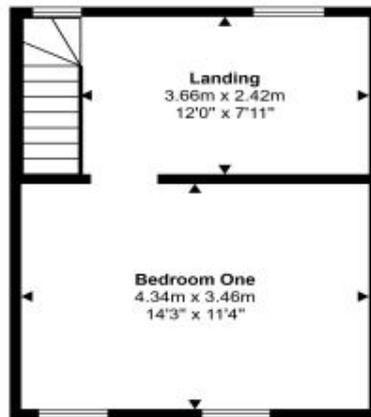
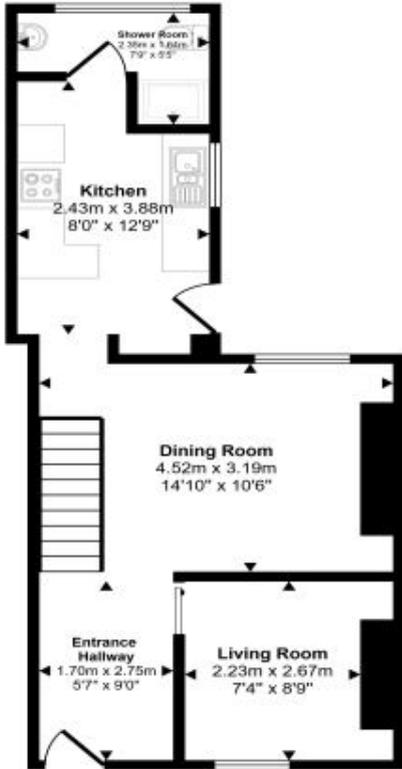
- Entrance Hallway
- Living Room
- Dining Room
- Kitchen
- Shower Room
- Landing
- Bedroom One
- Loft Room
- Outside
- Directions





Floorplan

Approx Gross Internal Area
83 sq m / 890 sq ft



□ Denotes head height below 1.5m

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- A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		