



£107,500

138 Duffryn Street, CF43 4EH

Pontypridd 01443 400 992 Merthyr 01685 322 035 Email info@rocketresidential.co.uk

NEXA



This is a three bedroom, three storey, end-terrace property situated in Ferndale has been renovated and modernised to a high standard is close to local amenities and has unspoilt views to rear over Llanwonno mountain and countryside. Perfect as a family home or Investment property



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DESCRIPTION This is a three bedroom, three storey, end-terrace property, renovated and modernised with unspoilt views to rear over Llanwonno mountain and countryside. It affords UPVC double-glazing, gas central heating and will be sold including all fitted carpets and floor coverings throughout. It offers generous family-sized accommodation with flat garden to rear, currently laid to decked area with additional gardens offering excellent potential. Duffryn Street is conveniently located on the main road through to the main shopping village at Ferndale. It offers easy access to schools at all levels, good transport links, outstanding walks over the surrounding mountains. This property briefly comprises, entrance hallway, ground floor lounge. Lower ground floor lobby, fitted kitchen, dining room, bathroom/WC, first floor landing, three bedrooms, garden to rear.

KITCHEN /DINING ROOM 22' 0" x 14' 5" (6.71m x 4.39m)

LOUNGE 21' 4" x 15' 1" (6.5m x 4.6m)

BEDROOM 1 13' 1" x 7' 7" (3.99m x 2.31m)

BEDROOM2 14' 5" x 7' 10" (4.39m x 2.39m)

BEDROOM 3 11' 6" x 6' 11" (3.51m x 2.11m)

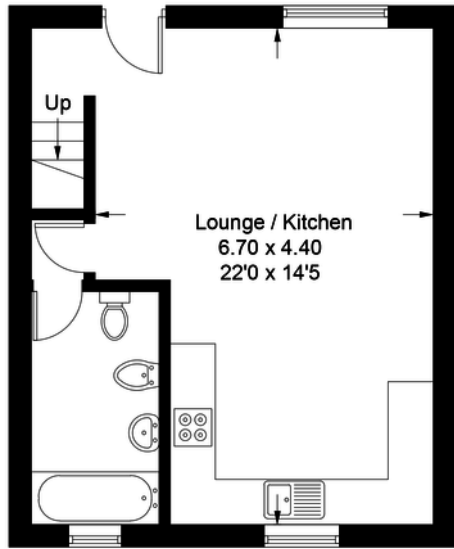
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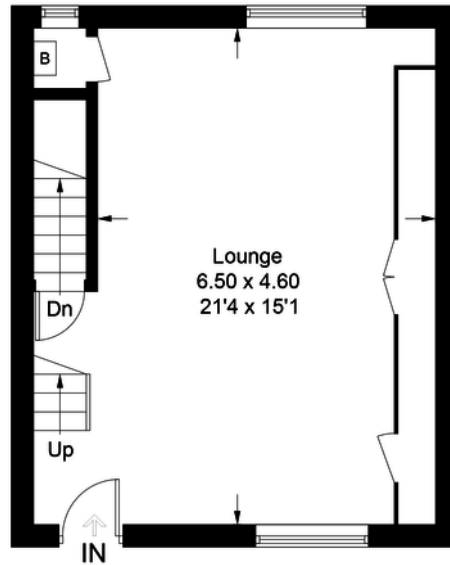
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138 Duffryn Street

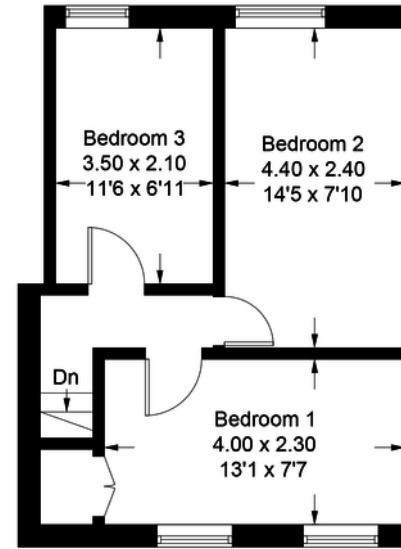
Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft



Lower Ground Floor



Ground Floor



First Floor

For any further details please get in touch...

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nexasouthwales.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
			78