

The Overview

Property Name:
174 East Road
Tylorstown
Ferndale
CF43 3BU

Price:
£180,000

Qualifier:
Asking Price

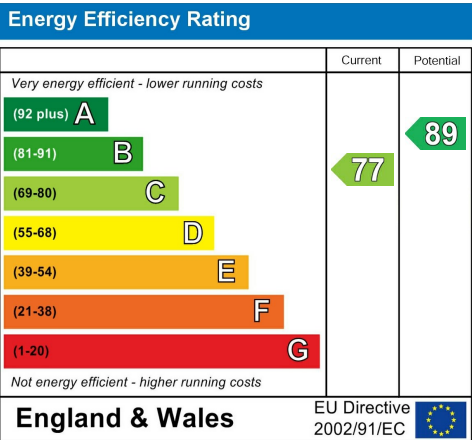
**5**

**3**

**2**

**C**

The EPC



The Bullet Points

- No Onwards Chain
 - Three Floors of Spacious Living
 - Open-Plan Lounge Area
 - Ground Floor W/C
 - Family Bathroom
- Five Bedrooms
 - Two Reception Rooms
 - Open-Plan Kitchen/Diner
 - En-Suite shower to Master Bedroom
 - Central Village Location

No Onwards Chain

Welcome to East Road, Tylorstown, Ferndale, CF43 3BU, this deceptively spacious five-bedroom terraced home, spread across three well-appointed floors, offering an impressive amount of living space ideal for growing families or those in need of flexible accommodation.

Upon entering the property, you are welcomed into a bright entrance hall leading into the main hallway. The ground floor comprises a cosy yet stylish living room, perfect for relaxing or entertaining guests. To the rear, you'll find a generously sized kitchen and dining area, providing ample space for family meals and social gatherings. A convenient ground-floor W/C completes this level.

The lower ground floor is a fantastic addition to the home, offering a spacious reception room that flows seamlessly into a second lounge area, ideal for use as a games room, home cinema, or additional family space. This floor also features a modern shower room and two well-proportioned bedrooms, making it perfect for extended family, older children, or even a home office setup.

Upstairs, the first floor features three additional spacious bedrooms, one of which is equipped with a private en-suite shower room with a combi thermostatic shower. A contemporary family bathroom, fitted with a bath featuring an over-bath electric shower, toilet, and sink, provides comfort and convenience. A storage cupboard is also located on the landing, housing a 35kW combi boiler.

The lower ground floor area has previously been used as a self-contained two-bedroom apartment and is electrically wired separately to the rest of the property with fire exits.

Additional Information
Type of home- Terraced House
Tenure- Freehold

EPC Rating- C
Council tax band- B
Borough- Rhondda Cynon Taf

Local Area
Tylorstown is a charming village situated in the scenic Rhondda Fach Valley, surrounded by rolling hills and beautiful countryside, making it an ideal location for those who enjoy outdoor activities and appreciate a close-knit community feel. The area offers a range of local amenities, including shops, cafes, and recreational facilities, providing everyday convenience just a short walk from your doorstep. With a rich local heritage and welcoming atmosphere, Tylorstown combines the tranquillity of the valley with the comforts of village life.

Schools
The local area is served by a selection of schools that cater to various age groups, providing accessible education options within the community. These schools are known for their supportive environments and focus on both academic development and personal growth. Families relocating to the area can feel confident that their children will have access to education within proximity, which contributes to the overall convenience and appeal of the location.

Local Transport
Tylorstown is well-connected by local transport links, making it easy to travel to nearby towns and surrounding areas. Regular bus services operate throughout the day, with the nearest bus service within 25m walking distance, offering reliable connections for commuting, shopping, and leisure activities. The road network also provides convenient access to major routes, enabling smooth travel whether you're heading into the nearby valleys or to more distant areas. The area's transport options offer flexibility and ease for everyday journeys.

The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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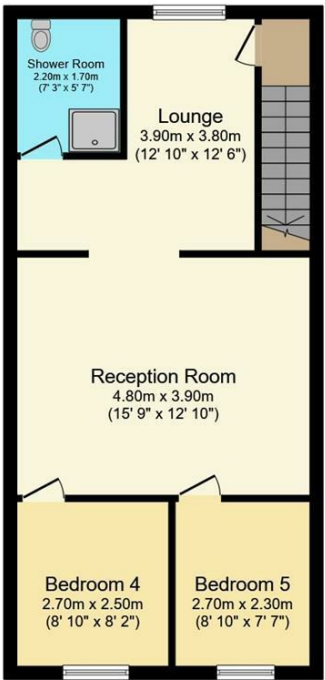


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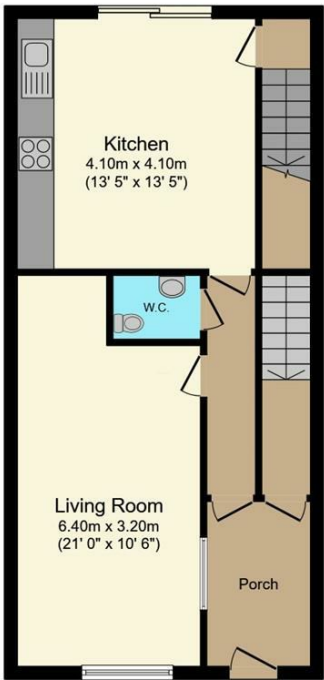
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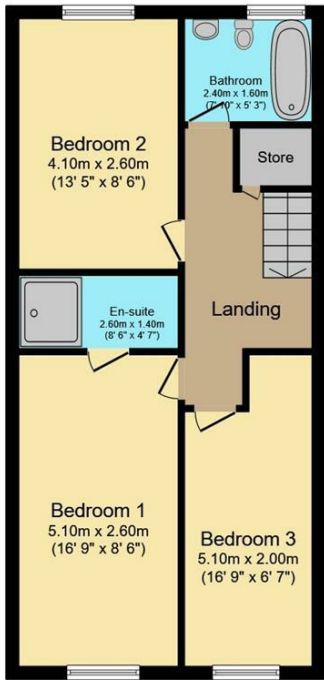
The Floorplan



Lower Ground Floor
Floor area 50.9 sq.m. (548 sq.ft.)



Ground Floor
Floor area 50.9 sq.m. (548 sq.ft.)



First Floor
Floor area 50.9 sq.m. (548 sq.ft.)

Total floor area: 152.6 sq.m. (1,643 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

The Map

