

## Terraced House - Ferndale

£84,950

Property Reference: PP7067



This is a two double Bedroom terraced cottage situated on the main road through Tylorstown, Ferndale, therefore offering unspoilt views and easy access to all services. This property affords UPVC double glazing, gas central heating and will be sold as seen. It has recently undergone refurbishment and would ideally suit perhaps first time buyer or investor client. It is being offered for sale at a very realistic price in order to achieve a quick sale. Briefly comprising entrance Hallway, cloaks WC, Lounge/Diner, Kitchen, first floor Landing, Bathroom, two double Bedrooms and garden to rear.





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## Hallway

With plastered emulsion decor, matching ceiling, wall mounted electric service meters, panel door allowing access to Lounge/Diner and further door allowing access to cloaks WC.

## Cloaks WC

With plastered emulsion decor, matching ceiling, radiator, white suite to include low level WC and wash hand basin.

## Lounge/Diner (7.16m not including depth of recesses x 3.65m not including depth of recesses)

With UPVC double glaze window to front. Plastered emulsion decor, plastered emulsion ceiling, laminate flooring, central heating radiators, ample electric power points and four recess alcoves, one with base storage housing gas service meters. Inglenook stone fireplace with slate half and original oak mantelpiece. Further recess with stone half, ideal for ornamental display. Stairs to first floor elevation and clear glaze white panel door to rear allowing access to Kitchen.

## Kitchen (5.16m x 1.80m)

With half and half barn style door to rear, emulsion decor, ceramic tile flooring and radiator. Full







range of fitted Kitchen units comprising ample wall mounted units, base units, drawer packs, ample work surfaces with splash back. Ample electric power points, sink and draining unit with central mixer taps, plumbing for automatic washing machine.

First floor elevation

Landing

With plastered emulsion decor, emulsion ceiling, generous access to Loft and panel doors allowing access to family Bathroom, Bedroom one and two.

Bathroom

With pattern glaze UPVC double glaze window to front. Plastered ceiling, ceramic tile decor, fixtures and fittings to remain and radiator. White suite to include low level WC, wash hand basin with central mixer taps and panelled bath with mixer taps and shower attachment. Built-in storage cupboard housing wall mounted gas combination boiler supplying both domestic hot water and gas central heating.

Bedroom 1 (2.58m not including depth of recesses x 3.32m)

With UPVC double glaze window to front, one wall plastered, and remaining walls plastered emulsion, paper and coved ceiling, radiator and ample electric power points. Full range of built-in wardrobes including box storage, up and over double bed.

Bedroom 2 (3.45m x 3.80m)

With sash effect UPVC double glaze window to rear, papered decor, plastered emulsion and coved ceiling, radiator, telephone point and ample electric power points.

Garden to rear

A terraced garden with no rear access laid to grass and patio area with outside storage and metal garden shed to remain as



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## Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## Notes

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# About Property Plus

## Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

## Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

## Our Mission

**OUR CLIENTS** - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

**OUR TEAM** - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

**OUR BUSINESS** - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



**INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM**



# Buying Your Property

## Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



**It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:**

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

## Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

## Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.