

# Station Terrace, Maerdy Ferndale £110,000

- Spacious garden
- Ideal First-time-Purchase or Investment Property
- Close to Local Amenities within Maerdy
- Enjoys Views of Maerdy Mountain
- EPC Rating: D







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## About the property

Charming mid-terrace house featuring a spacious lounge/diner, well-equipped kitchen and a generously sized bathroom on the ground floor. The rpoerty boasts a sizeable garden with rear access. this property enjoys scenic views of maerdy mountain from this conveniently located home, close to local amenities within Maerdy.

#### Lounge

23' 7" max x 12' 1" max ( 7.19m max x 3.68m max ) Carpeted flooring, double glazed window to front and rear, ceiling light,

#### Kitchen

12' 1" max x 11' 5" max ( 3.68m max x 3.48m max ) Matching wall and base units with counter top over, stainless steel sink with drainer, double glazed window to side, double glazed panelled door leading to rear garden, ceiling light.

#### Shower Room

9' 3" max x 6' 9" max ( 2.82m max x 2.06m max ) Three piece suite comprising w/c, wash basin and accessible shower cubicle.



### Accommodation

#### Stairs To First Floor Landing

Carpeted stairs leading to first floor landing, ceiling light.

#### Bedroom 1

14' 5" max x 12' 5" max ( 4.39m max x 3.78m max ) Carpeted flooring, ceiling light, double glazed window to front.

#### Bedroom 2

12' 7" max x 9' 4" max ( 3.84m max x 2.84m max ) Carpeted flooring, ceiling light, double glazed window to rear.

#### Bedroom 3

9' 3" max x 8' 5" max ( 2.82m max x 2.57m max ) Carpeted flooring, ceiling light, double glazed window to rear.

#### External

To the front, steps leading from pedestrian footpath to front door. Small yard to the front. To the rear, a spacious laid to lawn garden with rear access.

### **Important Information**

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