



East Road, Tylorstown Ferndale

offers in the region of **£75,000**

- Council Tax - Band A
- EPC Rating E
- Close to local amenities
- Rear enclosed garden
- EPC Rating: E



 2  1  1



About the property

Peter Alan have the pleasure to offer for sale this two bedroom mid terrace property located in Tylorstown, Ferndale. Situated in a popular and convenient main road location, affording easy access to most local amenities, the Town Centre of Ferndale a short distance away, as are all local shops, schools, and leisure facilities.

The property briefly comprises of Entrance hall, Kitchen, WC and Lounge. To first floor: Bedrooms one, two and family bathroom. The property also benefits from Double glazing throughout, Gas central heating and split level rear enclosed garden.

Lounge

13' max x 14' max (3.96m max x 4.27m max)
(Width narrowing to 11 ft - Length narrowing to 9 ft)
Laminate flooring, Smooth plastered walls, Feature fireplace, Large double glazed window to front aspect. Stairs leading to first floor.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Kitchen

12' x 6' (3.66m x 1.83m)
Laminate flooring, Tiled splash back with smooth plastered walls, Fitted base and wall kitchen units, Double glazed window to front aspect.

W.C.

Vinyl flooring, Smooth plastered walls, Double glazed obscured window to rear aspect.

Bedroom One

10' x 12' (3.05m x 3.66m)
Carpeted flooring, Smooth plastered walls, Airing cupboard, Double glazed window to front aspect.

Bedroom Two

6' x 9' (1.83m x 2.74m)
Carpeted flooring, Smooth plastered walls, Double glazed window to front aspect.

Bathroom

6' x 5' (1.83m x 1.52m)
Vinyl flooring, Tiled walls, Bath with shower over top, Handwash basin, WC