



**49 Madeline Street  
Ferndale, CF43 3LT  
£127,500**

CS Properties are pleased to present this three-bedroomed terrace property in the village of Pontygwaith, in the Rhondda Fach Valley.

The house is approximately three miles from Porth Railway Station, which has a frequent forty-five-minute train service to central Cardiff. It is close to shops, easy reach to the A4233 and a Primary School nearby. There is also a children's park close by and Penrhys Golf Club stands at the top of the mountain behind the village. There is also a regular bus service to nearby towns.

The property has been modernised and recently refurbished to a high standard. It has UPVC double glazing throughout, gas central heating and dual fuel meters. There is a large, open-plan living room with a high ceiling. The kitchen, bathroom, hallway and utility room are also on the ground floor. All these areas have light grey laminated wooden floors.

On the upper floor, there are three bedrooms and a landing area, with fitted carpets on the landing and stairs.

The rooms are light and airy, with newly painted walls and woodwork.

Two cars can be parked off-street at the rear of the property. Access is via a short, fully made-up lane. The terraced garden has a fully enclosed seating area with artificial grass.

There is also an enclosed patio area at the front of the house, which is elevated above street level.

## 49 Madeline Street, Ferndale, CF43 3LT

### Front Passage

The front door opens onto a short passageway which leads to the stairs and the living room.

The electricity distribution box and smart meter are in the bespoke cabinet behind the front door.

Smoke detectors are at the foot and head of the stairs, and a carbon monoxide sensor is near the boiler. All the sensors have battery backup and are linked to the distribution board via a dedicated alarm circuit.

### Open Plan lounge/dining

20'10" x 14'7" (6.36 x 4.45)

Located on the ground floor to the front of the property, The lounge is spacious and inviting, the lounge is a large bright open plan space with laminate flooring throughout. It is light and airy, with large windows at both ends. The gas meter is in a small cupboard on the outside wall at a low level.

### Kitchen

13'5" x 9'2" (4.10 x 2.80)

The kitchen consists of white gloss base and wall units with a refrigerator and stainless-steel sink fitted on an island plinth. There is an electric ceramic hob, electric oven, chimney extractor fan which is vented to the outside. There is also a small dining area with a breakfast bar.

### Bathroom

9'6" x 6'6" (2.90 x 2.00)

The bathroom is located at the rear of the property on the ground floor, The bathroom is fully tiled with a white gloss porcelain suit. Over the bath, there is an electric shower and a glass shower screen. Two top-opening UPVC windows and an extract fan to provide ventilation.

### Utility Room

13'1" x 5'8" (4.00 x 1.73)

The Utility Room is located next to the kitchen, leading into the garden area, it has fittings ready for a plumbed-in washing machine. It also has a tumble drier extraction point and extractor fan.

The room has a radiator and extra power points for other laundry equipment and has recently had a new Perspex roof fitted.

### First Bedroom

9'9" x 7'9" (2.98 x 2.38)

The window faces the rear of the property with boasting views over the back garden, it has a bespoke cabinet which houses the gas boiler. A hard-wired carbon monoxide sensor is fitted outside the cupboard.

### Second Bedroom

12'8" x 7'3" (3.88 x 2.22)

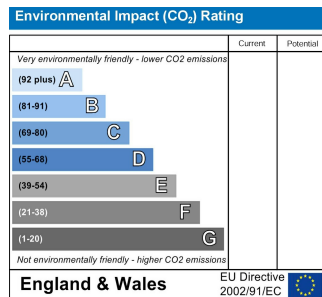
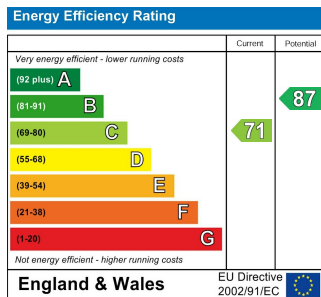
Located at the front of the property, the bedroom is carpeted and has been freshly painted.

### Third Bedroom

9'9" x 7'6" (2.98 x 2.30)

Located next to the second bedroom at the front of the property, the bedroom is carpeted and has also been freshly painted.





Address: Portland House, 113-116 Bute Street, Cardiff Bay, CF10 5EQ