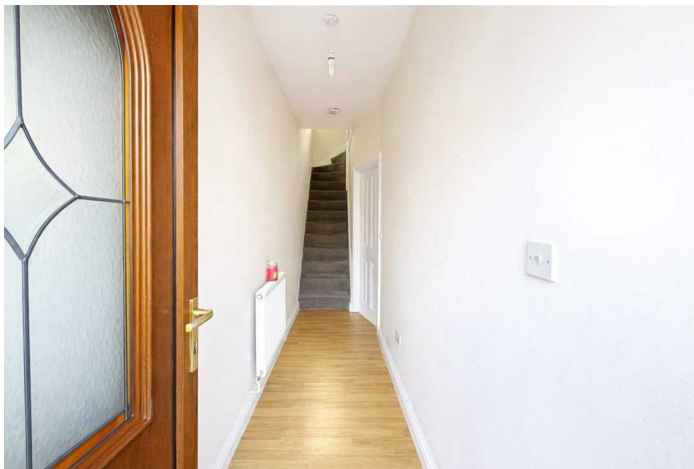


FREEHOLD



House - Terraced (EPC Rating: D)

102 EAST ROAD, FERNDALE, CF43 3BS

Offers Over

£79,000



OSBORNE  
ESTATES



2



1



1



D

# 2 Bedroom House - Terraced located in Ferndale

Nestled in the heart of the Rhondda Valleys, this well-presented two-bedroom terraced property offers a fantastic opportunity for a range of buyers. Whether you're stepping onto the property ladder, looking to downsize, or seeking a sound investment, this home is not to be missed.

## Hall

Enter hallway via PVCU double glazed front door. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Floor laid to laminate. Radiator. Power points. Door through to lounge.

## Lounge

13'5" x 11'2"

PVCU double glazed window to front. Part papered/part plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Alcoves. A feature fire surround with inset electric fire. Floor laid to laminate. Radiator. Power points. Open access through to kitchen.

## Lounge

Image 2

## Lounge.

Image 3

## Kitchen

11'1" x 8'4"

PVCU double glazed window and door to rear. Part ceramic tiled/part plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Floor laid to vinyl. A fully fitted kitchen with a range of matching wall and base units. Heat resistant work surface with inset sink and mixer taps. Built in oven, hob and over-head extractor fan. Radiator. Power points. Open access to under the stairs storage.

## Kitchen

Image 2

## Kitchen.

Image 3

## Kitchen..

Image 4

## Bathroom

8'5" x 4'8"

PVCU double glazed window to rear. Part ceramic tiled/part plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. A suite comprising of a bath with over-head shower, pedestal wash hand basin and low level w/c. Ceramic tiled flooring. Radiator.

## Bathroom

Image 2

## Bedroom 1

16'5" x 7'3"

PVCU double glazed window to front. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Radiator. Power points.

## Bedroom 2

13'2" x 7'1"

PVCU double glazed window to front. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Fitted carpet. Radiator. Power points.

## View from bedroom

## Landing Area

PVCU double glazed window to rear. Plain plaster and emulsion decor finished to a flat ceiling with a central light fitting. Loft access. Fitted carpet. Doors allowing access to two bedrooms and family bathroom.

## Lean To

Lean to with outside toilet. Steps leading to rear garden.





### Rear Garden

Fully enclosed rear garden.

### Exterior

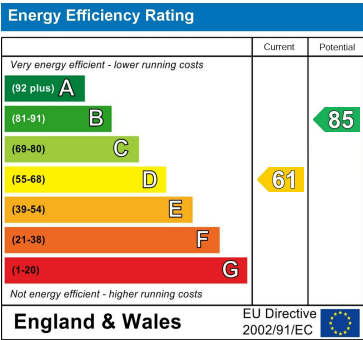
Image 1



Council Tax Band

A

Energy Performance Graph



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[osborneestates.co.uk](http://osborneestates.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

