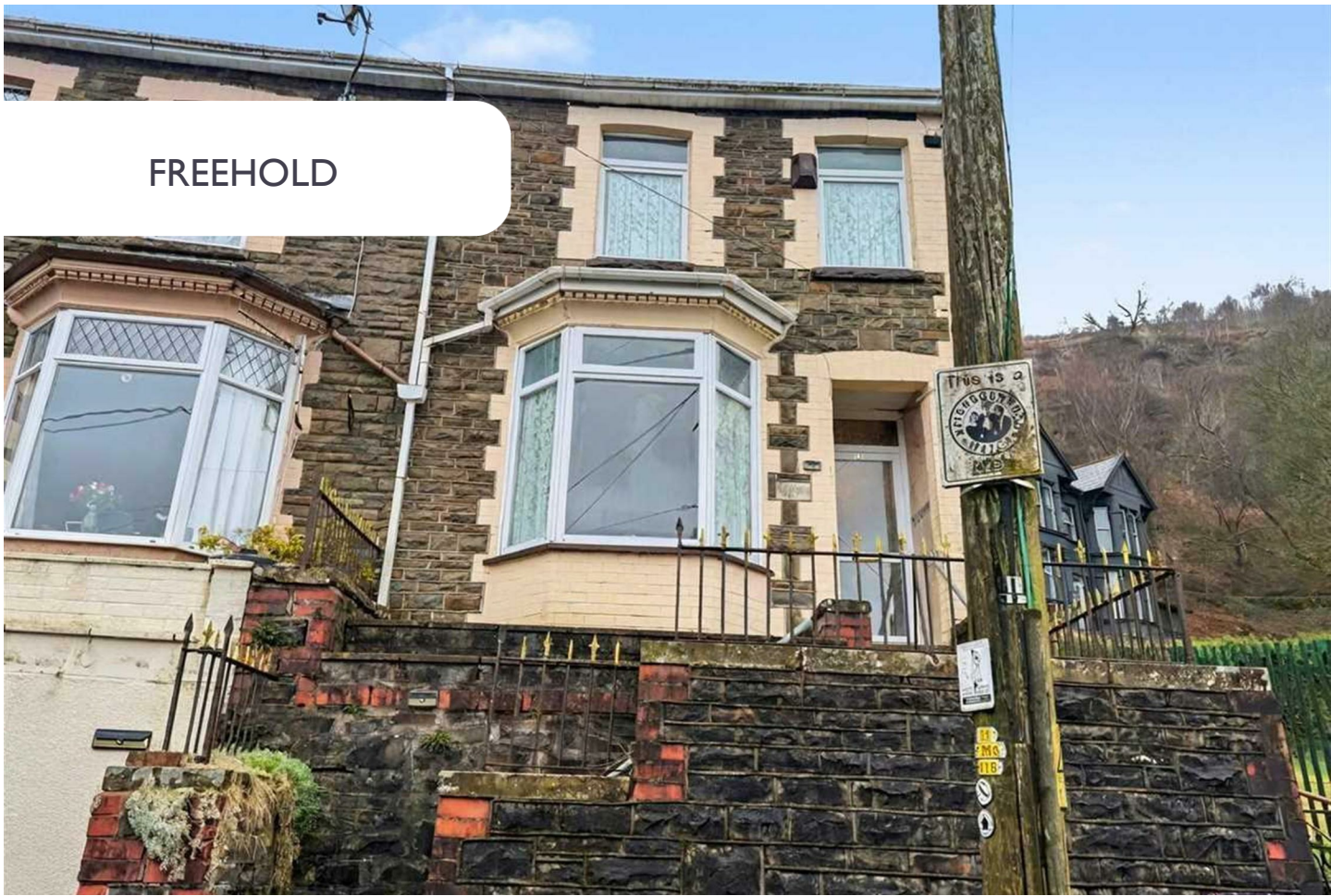


FREEHOLD



House - End Terrace (EPC Rating: E)

13 LLYN CRESCENT, FERNDALE, CF43 4LH

£149,995



3 Bedroom House - End Terrace located in Ferndale

Osborne Estates are pleased to offer to the market this property nestled in the heart of Llyn Crescent, Ferndale, this charming three bedroom end of terrace home presents an exceptional opportunity for those seeking a peaceful retreat with breathtaking countryside views. Enjoy open vistas from both the front and rear of the property, providing a constant reminder of the surrounding natural beauty and creating a tranquil backdrop for everyday living.

Inside, the property is in good condition and offers generous living accommodation, with plenty of scope for modernisation to suit individual taste. The layout includes a spacious lounge flooded with natural light, three comfortable bedrooms and a family bathroom.

Externally, a convenient path with side access leads to the rear of the home, making the garden easily accessible and perfect for outdoor entertaining or simply soaking up the rural scenery. To the front, additional benefit of unspoilt views across open countryside.

Llyn Crescent enjoys a sought- after position within Ferndale, renowned for its friendly community atmosphere and easy access to local amenities. The nearby Rhondda Fach Leisure Centre, local primary and secondary schools, and a variety of independent shops and cafés are all within walking distance. For those who love the outdoors, the rolling hills and walking trails of the South Wales valleys are on your doorstep, offering a wealth of opportunities for hiking and cycling.

With its appealing setting, practical layout, and potential for improvement, this property is perfectly suited to families and first time buyers alike. Arrange your viewing today and start imagining the possibilities this inviting home has to offer.

Exterior

Image 1

Steps leading up to front door. Side access path allowing access to the rear of the property. Open views looking over the local countryside.

Exterior.

Image 2

Hall

Enter via PVCU double glazed front door into a welcoming porch, finished with papered walls and a flat ceiling with a central light fitting. The space is laid to fitted carpet. Internal doors providing access to the lounge and sitting room.

Lounge

12'8" x

Image 1

PVCU double glazed bay window to front. The lounge is finished with papered walls and a textured ceiling with a central light fitting. A stylish feature fire surround with a matching hearth and back plate creates a welcoming focal point. The room is completed with fitted carpet, alcoves, radiator and multiple power points.

Lounge.

12'8" x

Image 2

Sitting Room

12'5" x 10'6"

Image 1

The sitting room is finished with papered walls and a textured ceiling with a central light fitting. A stylish feature fire surround with electric fire, matching hearth and back plate. The room is completed with fitted carpet, radiator and multiple power points. Internal door allowing access to dining room.

Sitting Room.

12'5" x 10'6"

Image 2

Dining Room

12'3" x 10'9"

Image 1

The dining room is finished with papered walls and a textured ceiling with a central light fitting. The room is completed with fitted carpet, radiator and multiple power points. Internal doors allowing access to kitchen, utility room and under stairs storage.

Dining Room.

12'3" x 10'9"

Image 2

Kitchen

10'3" x 8'2"

Image 1

PVCU double glazed windows and door to rear, allowing for plenty of natural light. The kitchen is fitted with a range of matching wall and base units, complemented by heat resistant work surfaces and an inset sink with drainer and mixer tap. The room features part tiled and part papered decor finished walls, with a central light fitting and ceramic tiled flooring. Additional features include a radiator and multiple power points.

Kitchen.

10'3" x 8'2"

Image 2

Utility Room

7'8" x 6'2"

PVCU double glazed windows door to rear. The room features fully tiled decor finished walls, with a central light fitting and ceramic tiled flooring. Additional features include a radiator and multiple power points.

Landing Area

Papered decor finished to a textured ceiling with an emulsion finish and central light fitting. Fitted carpet flooring. Doors lead to the bedrooms and bathroom.

Bedroom 1

13'5" x 10'5"

Image 1

PVCU double glazed window to the front. Textured ceiling with a papered walls with a central light fitting. Fitted carpet, radiator and power points.

Bedroom 1.

13'5" x 10'5"

Image 2

Bedroom 2

11'1" x 10'10"

Image 1

PVCU double glazed window to the rear. Flat ceiling with papered walls with a central light fitting. Fitted carpet, radiator and power points.

Bedroom 2.

11'1" x 10'10"

Image 2



Bedroom 3

10'8" x 8'2"

PVCU double glazed window to the rear. Textured ceiling with papered walls with a central light fitting. Fitted carpet, radiator and power points.

Bathroom

9'3" x 6'10"

Image 1

PVCU double glazed window to the front. Fully tiled finished decor, complemented by a textured ceiling with a central light fitting. The suite features a walk in shower, bath, pedestal wash hand basin and a W/C. Ceramic tiled flooring and radiator. Attic access.

Bathroom.

9'3" x 6'10"

Image 2

Rear Garden

Image 1

Steps leading up to tiered garden. Rear and side access. Open views looking over the local countryside.

Rear Garden.

Image 2

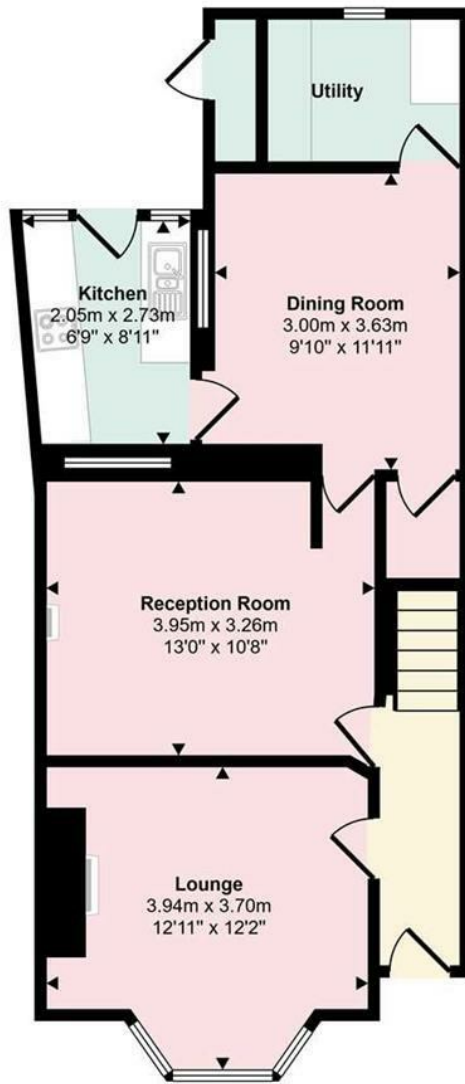
Rear Garden..

Image 3

View From Front Of Property

Open views from the front of the property.





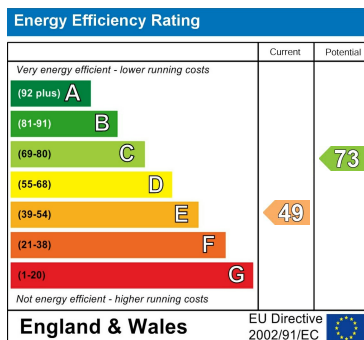
Ground Floor
Approx 57 sq m / 615 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band

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Energy Performance Graph



Call us on

01443 435599

sales@osborneestates.co.uk

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.