

FREEHOLD



House (EPC Rating: D)

34 DUFFRYN STREET, FERNDALE, CF43 4ER

£125,000



# 3 Bedroom House located in Ferndale

Nestled in the charming area of Duffryn Street, Ferndale, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and convenient living space.

The three bedrooms with attic space add a touch of luxury and convenience, ensuring that there is ample space for personal privacy and comfort.

The location in Ferndale offers a friendly community atmosphere, with local amenities and transport links within easy reach, making it a practical choice for daily living.

Whether you are a first time buyer or looking to invest, this terraced property on Duffryn Street is a wonderful opportunity that should not be missed.

## Hall

The hallway is finished in a practical and contemporary style, featuring a textured ceiling that adds subtle character to the space. The walls are fully papered, providing a decorative finish that complements the overall interior. Underfoot, laminate flooring runs throughout, offering durability and ease of maintenance while maintaining a clean, modern appearance. A central ceiling light fitting ensures the area is well illuminated. Internal doors lead off the hallway, providing access to the living room.

## Living Room

21x4 x 11x5

This inviting living room features a neutral carpet and light walls, creating a bright, welcoming atmosphere. A window allows natural light to flood the space, while a traditional fireplace serves as a charming focal point. The room offers plenty of space for comfortable seating and links through to the hallway and kitchen.

## Kitchen

This kitchen is thoughtfully arranged with a range of wooden cabinets topped with dark granite-effect work surfaces. The colourful tiled splashbacks add a cheerful touch, complementing the neutral walls and ceiling with recessed lighting. There is a built-in oven with a gas hob and an extractor hood above. The kitchen benefits from two large windows and a door leading outside, which helps to maximise natural light and ease of access. The flooring is finished with black slate-style tiles, which are practical and stylish.

## W/C

8x2 x 4x3

This compact cloakroom features white panelling on the upper walls and black slate-style tiled flooring, creating a

clean and simple look. It is fitted with a white toilet and a small wall-mounted basin, which is practical for quick hand washes. A frosted window provides natural light and privacy within the space.

## Landing

The landing features papered walls and a textured ceiling with a central light fitting. Doors lead off to the bedrooms and bathroom, while a staircase provides access to the attic space, offering additional storage or potential for further use.

## Bedroom 1

12x9 x 9x6

Bedroom One features a window to the front, allowing for natural light. The room is finished with papered décor and a textured ceiling with a central light fitting. A fitted carpet completes the space, providing comfort and warmth underfoot.

## Bedroom 2

12x4 x 8x2

Another bedroom featuring wood-effect laminate flooring and neutral walls, this room is bright with a window and radiator. It offers a good amount of space for furnishings and personal touches.

## Bedroom 3

9x10 x 7x4

This third bedroom offers wood-effect flooring and neutral walls, creating a calm space with a large window overlooking the street. Built-in cupboards provide useful storage, enhancing the room's practicality.

## Attic Space

14x3 x 13x5

Set in the attic space, this loft bedroom features sloped



ceilings with exposed dark beams, adding character and charm. There are Velux window to bring in natural light and built-in cupboard storage discreetly tucked under the eaves. The warm carpeted floor adds comfort to this unique room.

### Bathroom

9x1 x 7x2

The bathroom is fitted with a bath, separate shower enclosure, toilet, and pedestal sink. The walls are tiled in a crisp white with decorative blue trim, while the floor is vinyl in blue, providing a bright and functional bathing space.

### Rear Garden

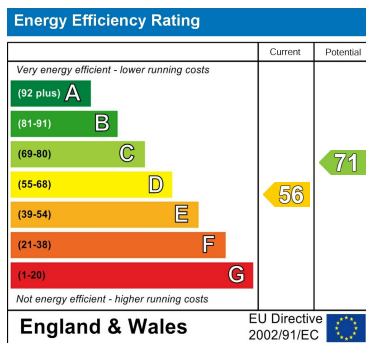
The rear garden is arranged as a courtyard with steps leading up to a tiered garden. It benefits from a garden shed for storage, open views to the rear, and convenient rear access.



Council Tax Band

A

Energy Performance Graph



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