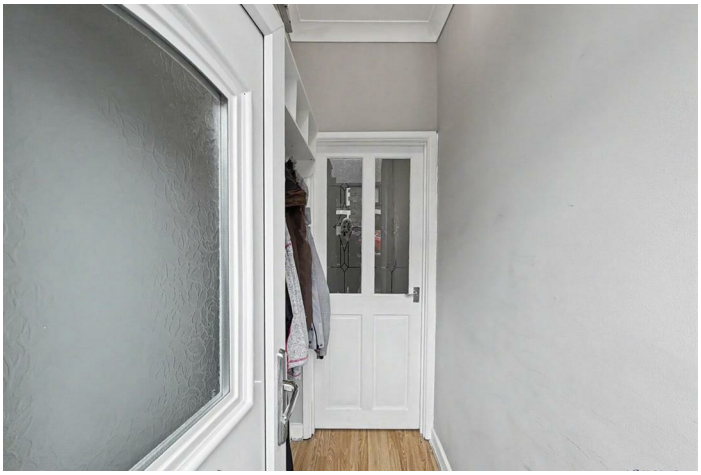
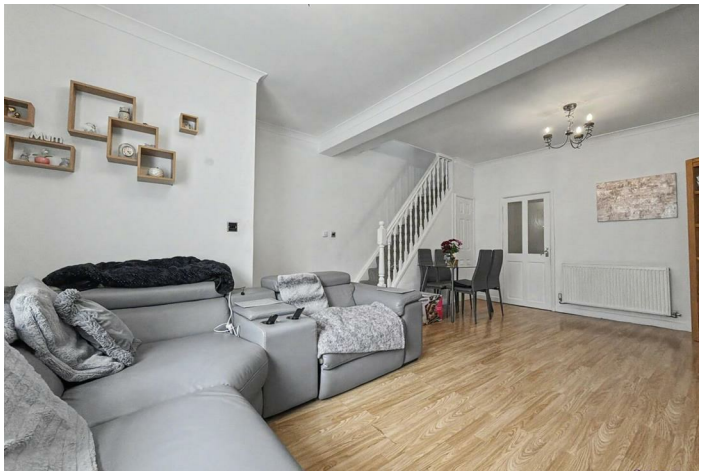




House - Terraced (EPC Rating: D)

46 BREWERY STREET, PONTYGWAITH, FERNDALE, CF43 3LP

£132,000

OSBORNE ESTATES

3 | 1 | 1 | D

3 Bedroom House - Terraced located in Ferndale

Nestled in the charming area of Brewery Street, Pontygwaith, Ferndale, this delightful terraced house presents an excellent opportunity for those seeking a comfortable family home or a sound investment. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with family. Off-road parking could also be created, with a hard stand already in place to the rear of the property

With three bedrooms, there is ample room for relaxation and personal space, making it ideal for families or investors alike. The bathroom is conveniently located, catering to the needs of the household with ease.

The terraced design of the house adds to its character, providing a sense of community while still offering privacy. The surrounding area is known for its friendly atmosphere and local amenities, ensuring that all essential services are within easy reach.

This property is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to expand your property portfolio, this home on Brewery Street is certainly worth considering. Embrace the opportunity to make this charming house your own.

Porch

The porch provides an entrance area that leads directly into the lounge. It is compact and practical, with a door that opens onto the front yard and street beyond, offering a welcoming transition into the home.

Lounge

14'11" x 20'6"

This welcoming lounge is a generous open-plan space featuring a large window that fills the room with natural light. It comes with laminate flooring and neutral walls, providing a versatile backdrop for various styles. The room includes a cosy fireplace set into the wall, complemented by wooden shelves and a mirror above, creating a charming focal point. The space comfortably accommodates a large sectional sofa and a dining area, with the staircase rising to the first floor.

Kitchen

13'10" x 11'7"

The kitchen is practical and well-appointed with a contemporary look. It features grey tiled flooring and a range of modern grey wood-effect cabinets that provide ample storage. Integrated appliances include a gas hob and an oven, with space for a washing machine and a freestanding fridge freezer. The kitchen benefits from natural light through a window and a door that leads to the rear garden, creating a bright and functional space for meal preparation.

Bathroom

9'3" x 5'2"

The bathroom is neatly fitted with a white suite comprising a bath with an overhead shower, a wash basin, and WC. It features dark floor tiles paired with half-tiled walls, and a frosted window provides privacy while allowing natural light to enter. A heated towel rail is also present, adding comfort and convenience to this well-maintained space.

Landing

The landing at the top of the stairs is bright and airy, with white walls and a window that brings in natural light. It provides access to the bedrooms and bathroom on the first floor and features a simple design that complements the rest of the property.

Bedroom 1

8'4" x 11'8"

Bedroom 1 is a well-proportioned room with a large window that allows plenty of daylight to fill the space. It is carpeted in a neutral tone and painted white, creating a calm and restful environment. The room comfortably fits a double bed making it practical and inviting.

Bedroom 2

9'3" x 8'2"

Bedroom 2 is a cosy room, carpeted and decorated in neutral shades to create a bright and comfortable space. It features a window overlooking the garden, and there is enough room for a double bed and storage units, ideal as a main or guest bedroom.

Bedroom 3

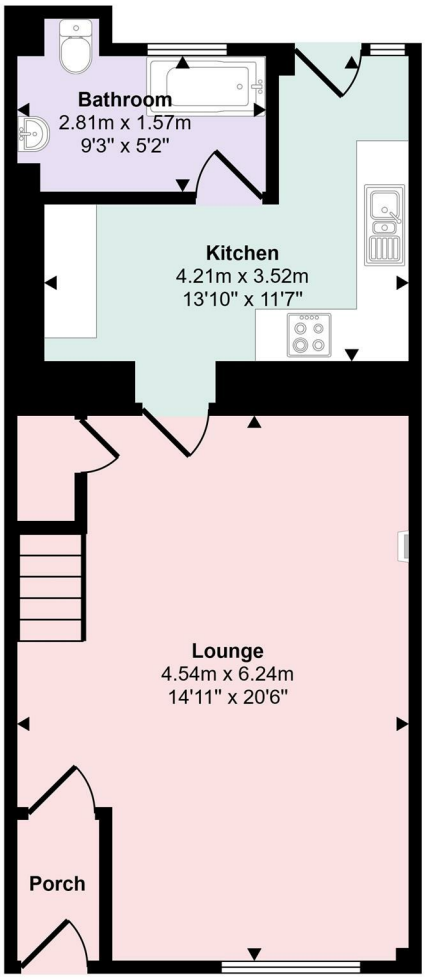
6'0" x 8'8"

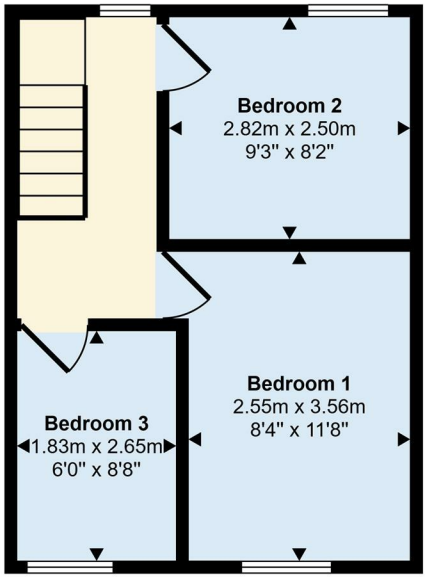
The third bedroom is a smaller room ideal for use as a single bedroom, nursery, or office space. It has carpeting and neutral walls with a window providing natural light. The room is compact but functional, suitable for a variety of uses depending on your needs.

Rear Garden

The rear garden is a tiered outdoor space with a mixture of paving and artificial lawn, offering low maintenance and versatility. The lower area provides a paved patio perfect for seating and relaxation, while steps lead up to a further lawned section with space for outdoor furniture. The garden is fully enclosed with wooden fencing and benefits from a quiet backdrop of greenery, making it a private and pleasant outdoor retreat.

Approx Gross Internal Area
76 sq m / 813 sq ft





Ground Floor
Approx 47 sq m / 508 sq ft

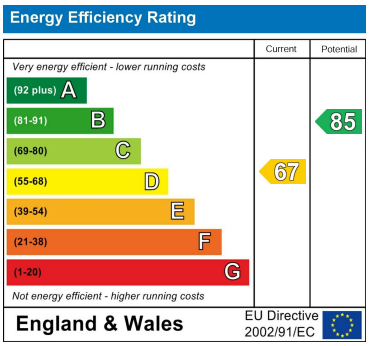
First Floor
Approx 28 sq m / 306 sq ft

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

A

Energy Performance Graph



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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.

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