



**Llewellyn Street, Pontygwaith,
Ferndale, CF43 3LD.**

FOR SALE
£135,000



- **FOUR-BEDROOM FAMILY HOME**
- **MODERNISED THROUGHOUT**
- **SOLD VACANT WITH NO ONWARD CHAIN**



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Property Description

T Samuel Estate Agents are pleased to present this well-appointed four-bedroom family home, offering versatile accommodation arranged over two floors, ideally suited for modern family living.

The ground floor comprises a welcoming hallway providing access to two spacious reception rooms. The first reception room is bright and airy, with a front-facing window, radiator, and ample power points, while the second reception room offers a rear-facing window and an open connection to the kitchen, creating a flexible and practical living space. The kitchen is fitted with light grey base units and a marble-effect work surface, complete with a built-in oven, hob, and extractor fan, grey splashback tiles, a stainless steel sink, and plumbing for a washing machine. Luxury vinyl flooring, a radiator, power points, a side-facing window, and doors to the bathroom and exterior complete this well-designed kitchen space. The ground floor also benefits from a bathroom featuring a bath with overhead shower, travertine-effect splashback tiles, a hand basin with storage cupboard, and access to a separate W/C.

The first floor features a landing providing access to four bedrooms and a shower room. Bedrooms 1 and 4 are front-facing, while Bedrooms 2 and 3 overlook the rear, with Bedroom 3 benefiting from dual-aspect windows offering excellent natural light. All bedrooms are carpeted with emulsion-painted walls and ceilings, radiators, and power points. The shower room is fitted with a modern shower enclosure, vinyl flooring, splashback tiles, and a radiator.

Externally, the property enjoys an enclosed courtyard, offering secure outdoor space and practical storage.

The property is conveniently located within easy reach of Ferndale town centre, which provides a variety of local shops, cafes, and community amenities, as well as primary schools and leisure facilities. The village benefits from a strong sense of community and scenic valley surroundings, offering attractive countryside walks nearby. Excellent transport connections are available, with access to the A4061 and A4233 roads, while nearby bus routes connect to other towns in the Rhondda Valleys and beyond.

Hallway

Entered via a UPVC front door, the hallway features emulsion-painted walls and ceilings with a fitted carpeted floor. The space benefits from a radiator and provides access to Reception Room 1 and Reception Room 2.



Reception Room 1

3.40 m x 3.00 m

A spacious room with emulsion-painted walls and ceilings and a fitted carpet. The space benefits from a radiator, multiple power points, and a UPVC window to the front allowing plenty of natural light.



Reception Room 2

4.50 m x 6.20 m

A large room with emulsion-painted walls and ceilings and a fitted carpet. The space includes a radiator and power points, with a UPVC window to the rear. An opening leads through to the kitchen.



Kitchen

3.20 m x 2.60 m

Fitted with emulsion-painted walls and ceilings and luxury vinyl flooring. The kitchen comprises light grey base units with a marble-effect work surface, incorporating a built-in oven, hob and extractor fan. Additional features include grey splashback tiles, a stainless steel sink, and plumbing for a washing machine. The room also benefits from a radiator and power points, a UPVC window to the side, doors leading to the bathroom and exterior, and stairs rising to the first floor.



Bathroom

2.90 m x 1.70 m

Featuring emulsion-painted walls and ceilings with luxury vinyl flooring. The suite comprises a bath with overhead shower and modern travertine-effect tiles surrounding the bath area, along with a hand basin with storage cupboard beneath. The room benefits from a radiator and two windows to the rear, with a door leading to a separate W/C.



Landing

Emulsion-painted walls and ceiling and fitted carpet, the landing provides access to Bedrooms 1, 2, 3, and 4, as well as the shower room.



Bedroom 1

2.90 m x 1.70 m

A well-proportioned room with emulsion-painted walls and ceiling and a fitted carpet. The room includes a radiator, power points, and a window to the front.



Bedroom 2

3.60 m x 2.90 m

A comfortable spacious room with emulsion-painted walls and ceiling and a fitted carpet. The room includes a radiator, power points, and a window to the rear.



Bedroom 3

2.90 m x 2.70 m

A bright room with emulsion-painted walls and ceiling and a fitted carpet. The space includes a radiator, power points, and two windows—one to the rear and one to the side—providing excellent natural light.

Bedroom 4

2.30 m x 2.00 m

A room with emulsion-painted walls and ceiling and a fitted carpet. The space includes a radiator, power points, and a window to the front.



Shower Room

1.90 m x 1.50 m

Featuring emulsion-painted walls and ceiling and vinyl flooring, the room comprises a shower with modern splashback tiles and a radiator.



Exterior

The property benefits from an enclosed courtyard, offering secure outdoor space and additional storage.









EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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