

FREEHOLD



House - Terraced (EPC Rating: C)

17 GRAIG STREET, PONTYGWAITH,  
FERNDAL, CF43 3LY

£115,000



# 3 Bedroom House - Terraced located in Ferndale

Nestled on Graig Street in the charming area of Pontygwaith, Ferndale, this delightful terraced home presents an excellent opportunity for both first-time buyers and families alike. The property boasts a generous lounge, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own personal space.

The home features one bathroom, ensuring convenience for daily routines. One of the standout advantages of this property is that it comes with no onward chain, allowing for a smoother and quicker transaction process.

This terraced house is not only a comfortable living space but also offers the potential for personalisation to make it truly your own. The location in Pontygwaith is ideal, with local amenities and transport links within easy reach, making it a practical choice for those commuting or seeking a vibrant community atmosphere.

In summary, this terraced home on Graig Street is a fantastic opportunity to secure a lovely property in a desirable area, perfect for those looking to settle down in a welcoming neighbourhood.

## Porch

4'2" x 2'11"

The porch offers a welcoming entrance with a neutral colour scheme and practical carpeting underfoot. It leads into the main living space and features a simple, well-proportioned layout that sets a calm and inviting tone for the home.

## Living Room

20'9" x 14'11"

The living room is a spacious and light-filled area, carpeted for comfort and featuring a traditional fireplace as a focal point. Large windows allow natural light to flood the space, while the neutral walls and decorative ceiling details provide a classic and versatile backdrop. A staircase within the room offers access to the upper floor, creating a seamless flow throughout the home.

## Kitchen

10'9" x 8'8"

The kitchen is a practical and well-arranged space, fitted with wooden cabinetry and laminate work surfaces. It includes essential appliances such as a built-in oven and gas hob. The room benefits from a generous window that brings in plenty of daylight and offers views over the rear garden. Wood-effect flooring complements the cabinetry and adds warmth to the room.

## Bathroom

8'8" x 5'5"

The bathroom is a bright and fresh room, fitted with a modern vanity unit beneath the basin and a bathtub with an overhead shower and glass screen. The room's neutral décor is complemented by a wood-effect floor, creating a

clean and contemporary feel. A frosted window provides natural light while maintaining privacy.

## Landing

The landing at the top of the stairs is carpeted and features a window that allows natural light to brighten the space. It provides access to the bedrooms maintaining a practical and uncluttered feel with its simple décor.

## Bedroom 1

11'10" x 8'4"

This bedroom is filled with natural light from a large window, highlighting the neutral walls and dark carpeting. The room has a traditional feel with ceiling cornicing and a picture rail, offering a peaceful and adaptable space.

## Bedroom 2

9'4" x 8'6"

This ample sized bedroom features a large window that fills the room with daylight. It has dark carpeting and neutral walls, with a wall-mounted boiler tucked neatly in the corner. The room offers a cosy and practical sleeping space.

## Bedroom 3

12'6" x 6'6"

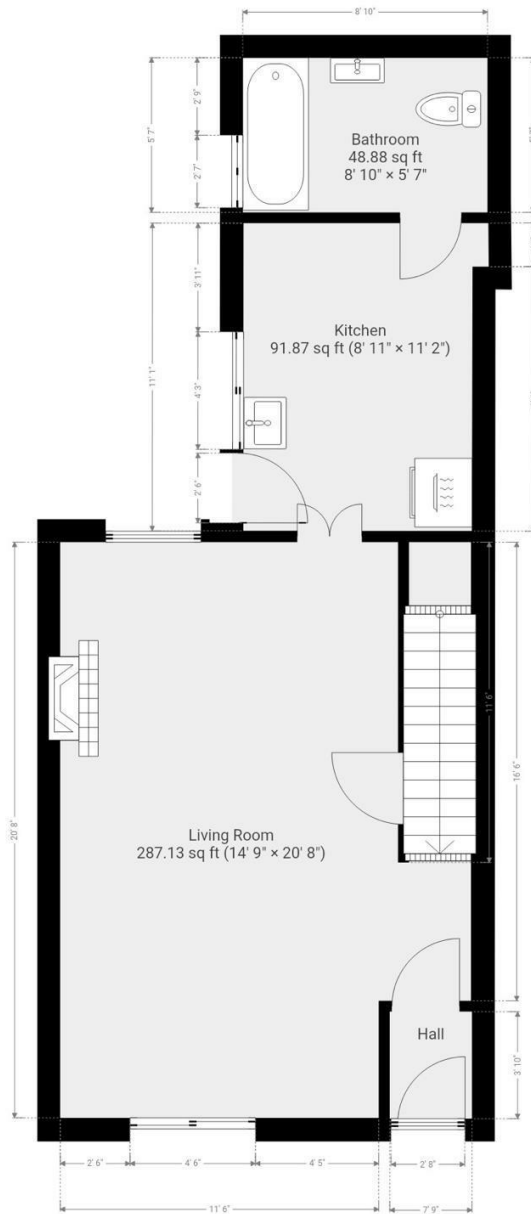
The third bedroom benefits from a front-facing window, neutral walls, and dark carpeting. The room is finished simply but provides a comfortable space that could be used as a bedroom or home office.

## Rear Garden

The rear garden is tiered with stone steps, bordered by retaining walls and mature trees providing some privacy and greenery. With a small outbuilding at the top which could be used for storage or a workshop.





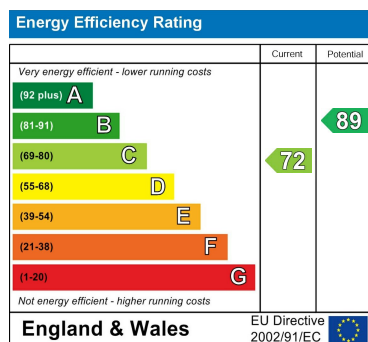


THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPHA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Council Tax Band

**A**

Energy Performance Graph



Call us on

**01443 435599**

[sales@osborneestates.co.uk](mailto:sales@osborneestates.co.uk)

[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.