

## 47 Parry Street, Ferndale, CF43 3AT

**£94,950**

360 WALK THROUGH TOUR AVAILABLE - TAKE A LOOK NOW

\*\* Ideal First Time Purchase \*\* Lovely Views of Surrounding Hills \*\* Modern Kitchen With Oven & Hob \*\*

Viewing recommended on this well maintained mid terraced house, minutes from shops and main roads.

Comprising entrance lobby, hallway, lounge, modern kitchen with oven & hob and space for table and chairs, two bedrooms and first floor bathroom.

There is a rear garden with seating area to take advantage of the lovely views over the surrounding hills, and a lower garden with pedestrian access.

Offered with no onward chain.

## Entrance Lobby

Wood and glass entrance door, part panelled walls.

## Hallway



Half glazed entrance door, radiator, coved ceiling, staircase to first floor.

## Lounge 20'11" x 11'6" (6.40 x 3.51)



Double glazed window to front, two radiators, coved ceiling, fireplace with fitted gas fire and back boiler.

## Kitchen 10'5" x 10'0" (3.20 x 3.05)



Fitted with modern, cream base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for table and chairs, radiator, coved ceiling, laminate wood flooring, double glazed window and stable door to rear.

## Lobby

Laminated wood flooring, storage cupboard.

## Utility Area

Space for washing machine and fridge/freezer, radiator, laminated wood flooring.

## WC

WC, wash hand basin, laminated wood flooring, double glazed window to rear.

## First Floor Landing



Double glazed window to rear, storage cupboard, attic access.

## Bedroom 1 12'7" x 8'5" (3.85 x 2.57)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring.

## Bedroom 2 9'2" x 6'3" (2.81 x 1.93)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring.

## Bathroom



White three piece suite comprising panelled bath with shower mixer taps, wc, wash hand basin, part tiled walls, radiator, coved ceiling, laminated wood flooring, airing cupboard, double glazed window to rear.

## Outside

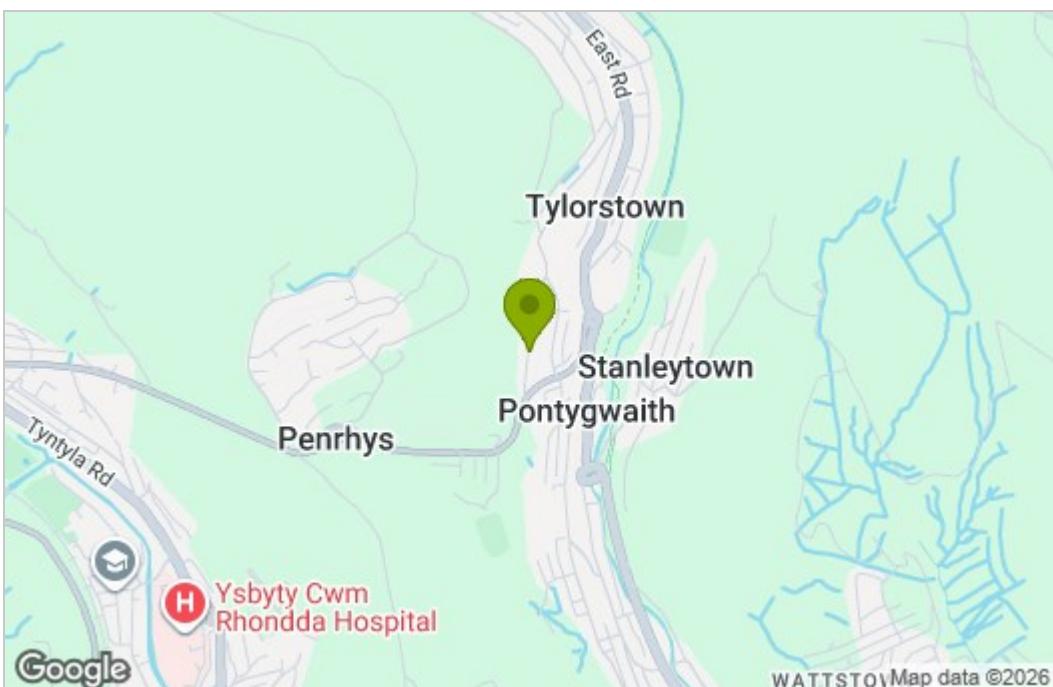


Concreted seating area with lovely views across the hills and surrounding area. Storage area and lower garden with rear pedestrian access.

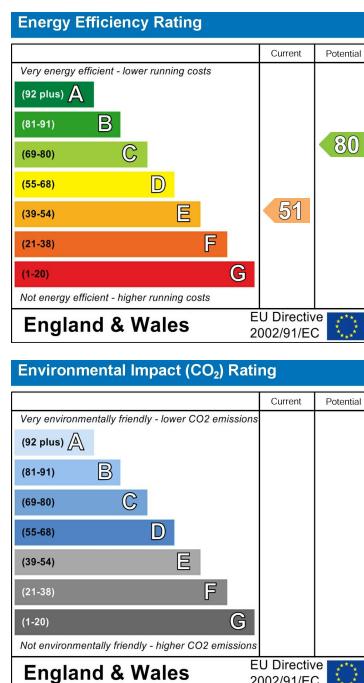
## Floor Plan



## Area Map



## Energy Efficiency Graph



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