



**Middle Terrace, Stanleytown, Ferndale, Rhondda Cynon Taff. CF43 3ET**

**Offers In Region Of £99,995**



**South Wales Property Investors & Lettings**  
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**Middle Terrace, Stanleytown, Ferndale, Rhondda Cynon Taff.  
CF43 3ET Offers in the region of £99,995**

Set in Stanleytown on a quiet residential street, this property is a first-time buyers dream with fantastic views!! In close proximity to all local amenities, transport links and excellent schools this is a fantastic opportunity to get started on the property market! With steps leading up to a forecourt front and boasting the most fantastic views, it has a stone frontage with white UPVC double glazed windows and door. Entrance is via a hallway with original features and is open to the stairs, with a pine door leading to a large spacious family lounge.

## Front

Stone frontage, with white UPVC windows and door and painted window surround in cream with black windowsill.

## Hallway

Cream emulsion walls, white emulsion ceiling, white gloss wood work. Radiator on wall. Electric meter and electric board on wall. UPVC double glazed door. One light fitting. No flooring laid.

## Lounge (21' 7" x 11' 11") or (6.57m x 3.62m)

Pine door leads from hallway into lounge. Cream emulsion walls, white artex ceiling, white gloss woodwork. Two light fittings. Two radiators on wall. UPVC double glazed window to front. No flooring laid. Pine door leads into kitchen.

## Kitchen (14' 6" x 11' 5") or (4.43m x 3.49m)

Cream emulsion walls, white emulsion ceiling, tiled splash backs. Spotlights to ceiling. Radiator on wall. UPVC double glazed window to rear. Extractor fan to ceiling. Stainless steel sink and drainer with mixer tap. Electrical sockets throughout. Grey tiled floor. Cream high gloss fitted kitchen with wood effect work surfaces.

## Bathroom (6' 0" x 6' 9") or (1.83m x 2.06m)

White emulsion walls and ceiling. Tiled walls and splash backs. UPVC double glazed window to rear. Wood laminate floor. Extractor fan. Light fitting. Panelled bathtub with overhead shower, WC, pedestal hand basin. Mirrored cabinet to wall. Radiator to wall.

## Stairs and Landing

Cream emulsion walls, white emulsion ceiling, white gloss woodwork. UPVC double glazed window with roller blind. Light fitting. Airing cupboard. Brown fitted carpet.

## Bedroom 1 (11' 11" x 8' 5") or (3.63m x 2.56m)

Cream emulsion walls, white emulsion ceiling, white gloss woodwork. UPVC double glazed window to rear. Radiator on wall. Electrical sockets. Light fitting. No flooring laid.

## Bedroom 2 (8' 10" x 7' 2") or (2.69m x 2.19m)

Cream emulsion walls, white emulsion ceiling, white gloss woodwork. UPVC double glazed window to front. Radiator on wall. Electrical sockets. Light fitting. No flooring laid.

## Bedroom 3 (9' 6" x 9' 9") or (2.89m x 2.98m)

Cream emulsion walls, white emulsion ceiling, white gloss woodwork. UPVC double glazed window to front. Radiator on wall. Electrical sockets. Light fitting. Brown fitted carpet.

## Rear Garden


Elevated tiered garden with brick walls.

## Services

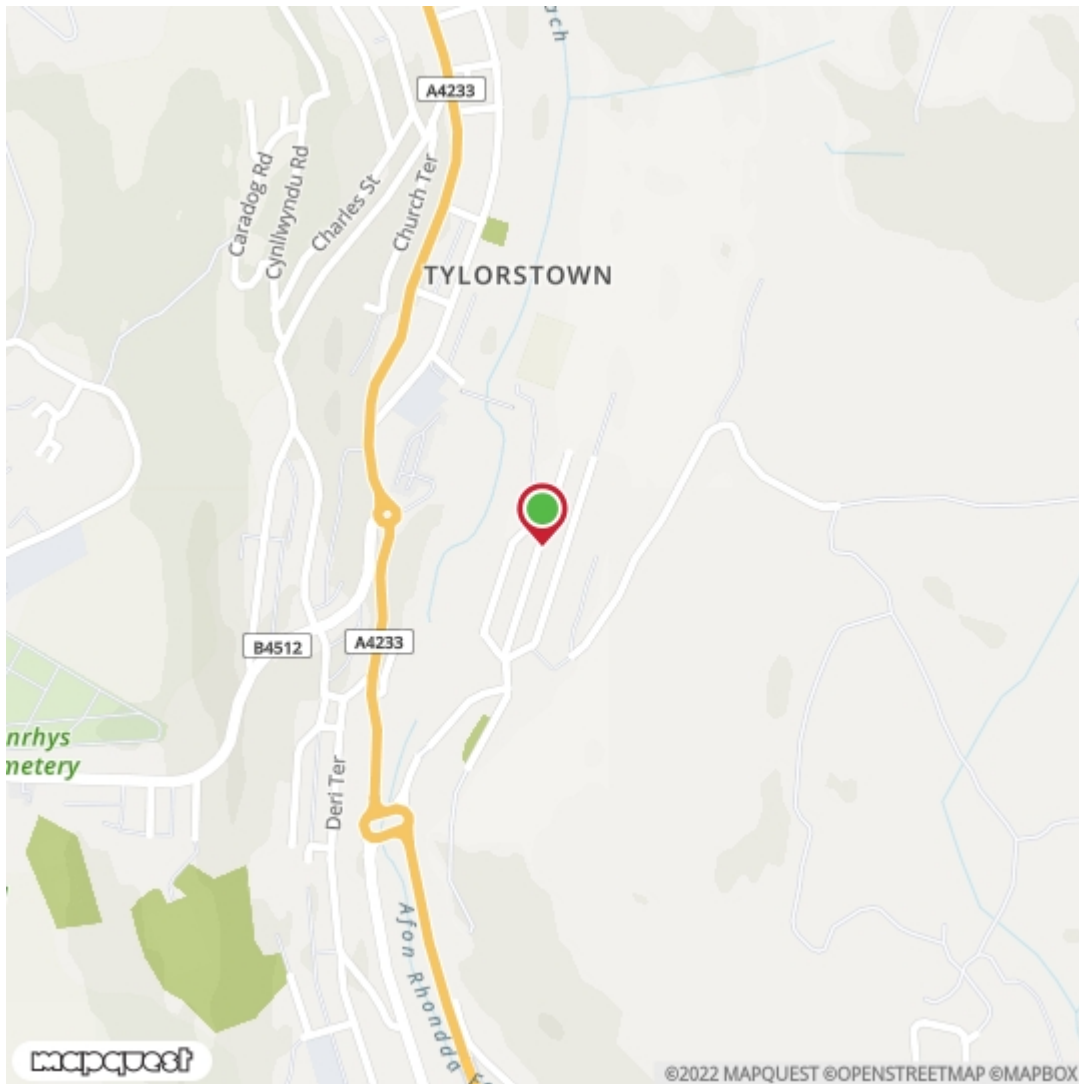
This property has the following services: Mains electricity, mains water, mains gas, mains drainage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.