



Excelsior Terrace, Maerdy, Ferndale, Rhondda Cynon Taff. CF43 4AS

Offers In Region Of £109,995



South Wales Property Investors & Lettings
 111 Bute St, Treorchy. Rhondda Cynon Taff. CF42 6AU
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If you love your plants, flowers and trees then this secret garden house is for you!



Front

Brick built wall, black gate with stone steps leading up to the property. White UPVC windows and doors. Brown wooden slatted fence around the property

Entrance Porch (10' 0" x 6' 4") or (3.05m x 1.93m)

UPVC window, beautiful surrounding views, plain walls painted light blue, plastic sheeting roof with lino flooring.

Lounge (13' 6" x 10' 6") or (4.11m x 3.21m)

UPVC window overlooking a decked area and lots of greenery. Plain papered walls, artex ceiling, laminate brown floor. Beautiful built up fireplace with gas fire and mirror above the hearth, one light fitting, electric sockets and radiator

Lounge (13' 0" x 12' 0") or (3.95m x 3.66m)

Georgian style door with glass panels PVC window to the rear overlooking the garden. Papered walls with coving and artex ceiling, marble hearth with gas fire and wood surround, fan light, electric socket, one wide radiator brown laminate floor

Utility Room (8' 6" x 6' 9") or (2.58m x 2.07m)

UPVC windows and French doors that lead into the kitchen, fittings for washing machine tumble dryer etc, fridge freezer which is included, artex ceiling and tiled floor, papered and tiled walls.

Kitchen (15' 0" x 9' 1") or (4.58m x 2.77m)

Three PVC windows, two to the front and one to the side, white high gloss fitted kitchen, black work tops, silver sink and drainer, free standing gas hob, silver electric sockets, double pointed electric oven. Extractor fan, built in dish washer. Plain painted lemon walls.

WC (6' 0" x 2' 8") or (1.82m x 0.82m)

Sheeted walls, lino flooring, free standing sink and unit

Rear Garden

Right hand side of garden - graveled area with large storage shed and seating area with beautiful plants and shrubs

Left hand side of garden - patio area with gate leading to the front of the garden, apple tree, rose bushes and one other storage shed

Stairs and Landing

Papered walls, white staircase with handrail, one light fitting and brown fitted carpet

Bedroom 1 (10' 6" x 10' 10") or (3.20m x 3.30m)

Stunning Views, UPVC windows, papered feature wall, coving with artex ceiling and laminate floor, built in wardrobe, plain white wooden doors. One light fitting and electric sockets and radiator

Bedroom 3 (9' 2" x 7' 7") or (2.79m x 2.30m)

UPVC window, plain white walls - one feature wall, beige fitted carpet, built in wardrobe, artex ceiling, one radiator, one light fitting

Bedroom 2 (10' 10" x 11' 1") or (3.29m x 3.39m)

PVC window to the rear, plain white wooden door, artex ceiling, plain white walls with one patterned feature wall, one radiator and one light fitting, beige fitted carpet

Bathroom (7' 0" x 6' 0") or (2.13m x 1.82m)


PVC double glazing window to the rear, plain walls and artex ceiling. Built in gold shower with beige and gold tiles around. Plain Victorian style lino floor, gold mixer taps and sink.

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+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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.