

# The Overview

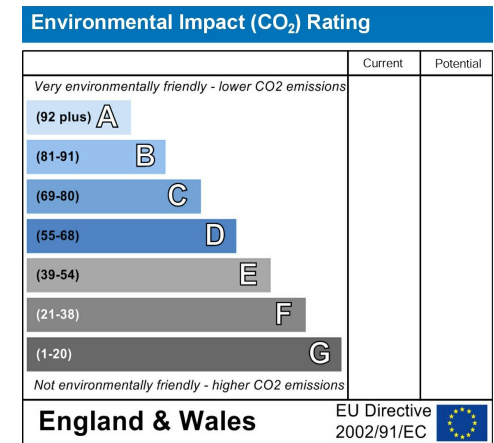
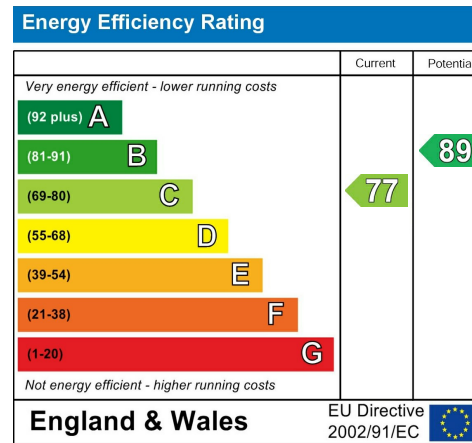
**Property Name:**  
**174 East Road**  
**Tylorstown**  
**Ferndale**  
**CF43 3BU**

**Price:**  
**£90,000**

**Qualifier:**  
**By Auction**

**5**      **3**      **2**      **C**

# The EPC



## The Bullet Points

- For Sale by Modern Method of Auction (T&Cs Apply)
- Online Bidding Platform
- Option to Purchase Before Auction
- Two Reception Rooms
- Open-Plan Kitchen/Diner
- Buyers Fees Apply
- Subject to Reserve Price
- Five Bedrooms
- Open-Plan Lounge Area
- Three Floors of Spacious Living

# The Main Text

This property is for sale by Modern Method of Auction - Committed Buyer Route

East Road, Tylorstown, Ferndale, CF43 3BU, is a spacious five-bedroom terraced home, spread across three well-appointed floors, offering an impressive amount of living space ideal for growing families or those in need of flexible accommodation.

The ground floor comprises a cosy yet stylish living room, perfect for relaxing or entertaining guests. To the rear, you'll find a generously sized kitchen and dining area, providing ample space for family meals and social gatherings. A convenient ground-floor W/C completes this level.

The lower ground floor offers a spacious reception room that flows seamlessly into a second lounge area, ideal for use as a games room, home cinema, or additional family space. This floor also features a modern shower room and two well-proportioned bedrooms, making it perfect for an extended family, older children, or even a home office setup.

Upstairs, the first floor features three additional bedrooms, one of which has a private en-suite shower room with a combi thermostatic shower. A contemporary family bathroom, fitted with a bath with an over-bath electric shower, a toilet, and a sink, provides comfort and convenience. A storage cupboard is also located on the landing, housing a 35kW combi boiler.

The lower ground-floor area has previously been used as a self-contained two-bedroom apartment and is electrically wired separately from the rest of the property, with fire exits.

## Auction Information

This property is for sale by the Modern Method of Auction – Committed Buyer Route.

The sale is conducted under traditional auction terms but via a modern online bidding platform, providing flexibility and transparency throughout the process.

Upon acceptance of an offer, the buyer will be required to: Sign a Reservation Agreement of the final agreed sale price of £4,500, including VAT.

This secures the property exclusively for the buyer during the 56-day completion period from

the date the draft contract is issued to the buyer's solicitor. This extended timeframe allows buyers to arrange mortgage finance (subject to lender criteria, affordability, and survey).

Please note:

The Reservation Fee forms part of the chargeable consideration for stamp duty calculations.

The property is subject to an undisclosed Reserve Price.

Both the Starting Bid and Reserve Price may be subject to change.

## Local Area

Tylorstown is a charming village situated in the scenic Rhondda Fach Valley, surrounded by rolling hills and beautiful countryside, making it an ideal location for those who enjoy outdoor activities and appreciate a close-knit community feel. The area offers a range of local amenities, including shops, cafes, and recreational facilities, providing everyday convenience just a short walk from your doorstep. With a rich local heritage and welcoming atmosphere, Tylorstown combines the tranquillity of the valley with the comforts of village life.

## Local Transport

Tylorstown is well-connected by local transport links, making it easy to travel to nearby towns and surrounding areas. Regular bus services operate throughout the day, with the nearest bus service within 25m walking distance, offering reliable connections for commuting, shopping, and leisure activities. The road network also provides convenient access to major routes, enabling smooth travel whether you're heading into the nearby valleys or to more distant areas. The area's transport options offer flexibility and ease for everyday journeys.

## Schools

The local area is served by a selection of schools that cater to various age groups, providing accessible education options within the community. These schools are known for their supportive environments and focus on both academic development and personal growth. Families relocating to the area can feel confident that their children will have access to education within proximity, which contributes to the overall convenience and appeal of the location.

# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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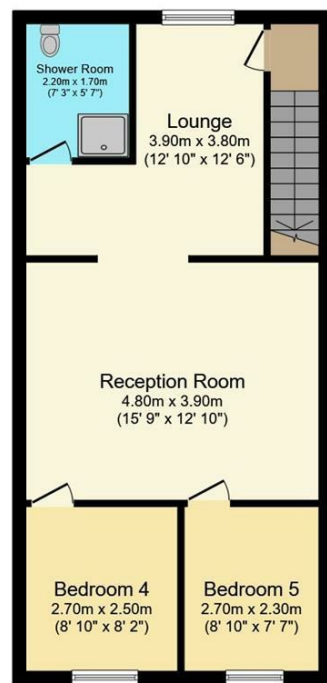
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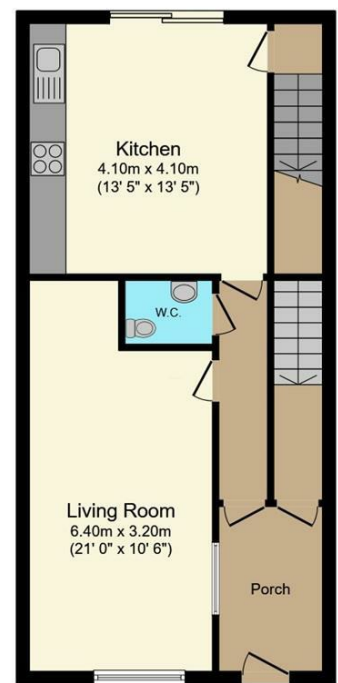


# The Floorplan

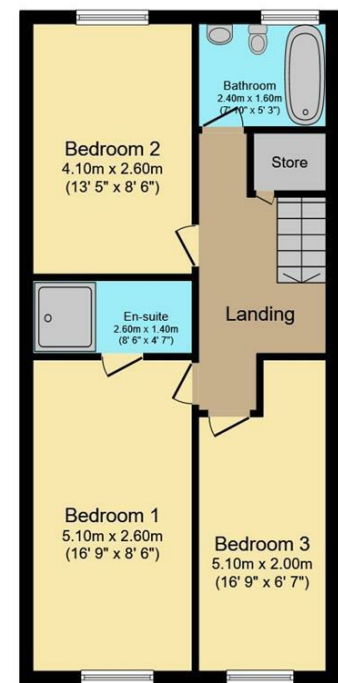
# The Map



**Lower Ground Floor**  
 Floor area 50.9 sq.m. (548 sq.ft.)



**Ground Floor**  
 Floor area 50.9 sq.m. (548 sq.ft.)



**First Floor**  
 Floor area 50.9 sq.m. (548 sq.ft.)

Total floor area: 152.6 sq.m. (1,643 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

