



**Woodfield Terrace, Penrhiwceiber.  
CF45 3UU**

**FOR SALE  
£115,000**



- **THREE STOREY**
- **THREE BEDROOMS**
- **READY TO MOVE IN**



**3**



**1**



**1**



## **Property Description**

\*\*\* THREE BEDROOM TERRACED PROPERTY MOVE IN READY \*\*\*

A three storey, three bedroom terraced home offering picturesque views of the local mountainside to the rear.

Move in ready, this property boasts white emulsion walls and ceilings that create a bright and airy atmosphere throughout. Complementing the decor, new light grey carpets have been fitted, adding a touch of elegance and comfort.

This property is perfect for those seeking a comfortable and stylish living space with beautiful views.

Don't miss the opportunity to make this charming home yours !

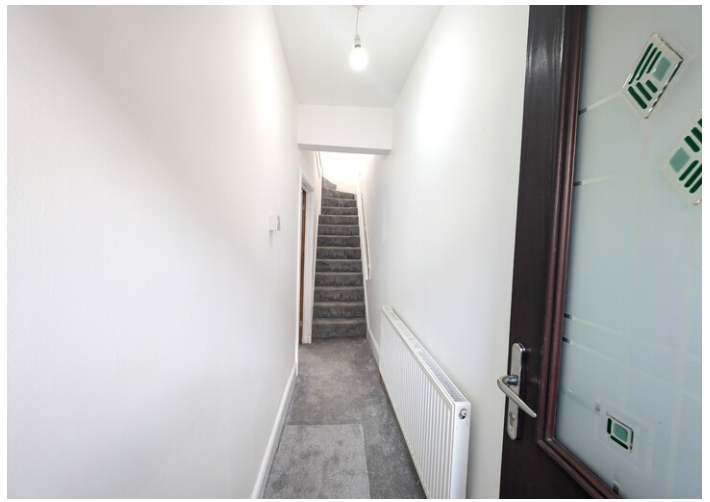
The village of Penrhiwceiber with it's shops, GP surgery, primary school and train station is just a short stroll away.

Accommodation: Entrance hall, Lounge, basement level kitchen, utility room and bathroom and three bedrooms to the first floor.

## **ENTRANCE HALL**

Entrance via a composite front door. Smooth emulsion walls and ceiling. Electric meter and fuse board. Light grey carpets. Stairs to first floor. Door to lounge. Radiator.

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## **LOUNGE**

6.91 m x 3.84 m

Wooden fire surround on marble effect hearth. Smooth emulsion walls and ceiling. Two radiators. Power points. Light grey carpet. Stairs to basement level. Dual aspect windows allowing plenty of natural light to flow through, the window to the rear provides amazing views of the surrounding mountains.

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## **STAIRS TO BASEMENT LEVEL**

Smooth emulsion walls and ceiling. Light grey carpet.

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## **BASEMENT LEVEL KITCHEN**

4.56 m x 3.40 m

Ample base and wall units in wood with chrome handles. Complimentary black work surface. Stainless steel sink unit. Built in hob with extractor hood above. Eye level double oven. Emulsion walls with tiles around work surface. Emulsion ceiling. Tiled flooring. Vertical radiator. Wall mounted combi boiler. Space for kitchen table and chairs. Door to inner hallway. uPVC window and door to the rear.

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### **INNER HALLWAY**

Smooth emulsion walls and ceiling.  
Tiled flooring. Radiator. Entrance to utility room.

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### **UTILITY ROOM**

Smooth emulsion walls and ceiling.  
Tiled flooring. Door to basement level bathroom. Door to storage room. Gas meter.

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### **BASEMENT LEVEL BATHROOM**

3.35 m x 2.20 m

Three piece suite in white comprising bath with shower over head, close coupled w.c and wash hand basin with vanity unit. Panelled ceiling with sunken spotlights. Tiled walls and flooring. Vertical radiator. uPVC window to the front with frosted glass.

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### **LANDING**

Smooth emulsion walls and ceiling.  
Radiator. Doors leading to three bedrooms. uPVC window to the rear.

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### **BEDROOM 1**

3.95 m x 2.57 m

Smooth emulsion walls and ceiling.  
Radiator. Power points. Light grey carpet. uPVC window to the front.

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## **BEDROOM 2**

3.02 m x 2.46 m

Smooth emulsion walls and ceiling.  
Radiator. Power points. Light grey  
carpet. uPVC window to the rear.

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## **BEDROOM 3**

3.37 m x 2.18 m

Smooth emulsion walls and ceiling.  
Radiator. Power points. Light grey  
carpet. Attic access. uPVC window to  
the front.

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## **EXTERIOR**

Patio area with amazing views of the  
surrounding mountain side, ideal to sit  
with your morning coffee admiring the  
views. Patio steps leading down to  
slightly sloping lawn enclosed with  
feather edge fencing.

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# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

# FLOORPLAN

## Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## Data Protection Act 1998

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