



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

**FOR SALE
£102,000**



- **THREE BEDROOMS**
- **DOWNSTAIRS W.C**
- **UPSTAIRS BATHROOM**



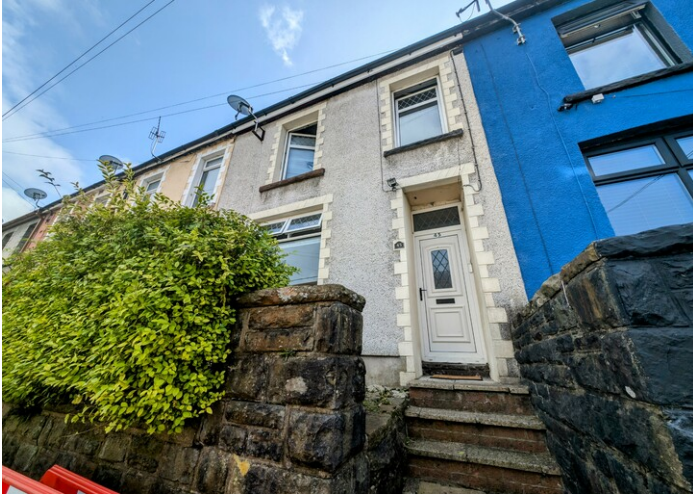
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Property Description

**** THREE BEDROOM IN VILLAGE LOCATION ****

T Samuel Estate agents are pleased to market this three bedroom property situated in the village of Penrhiwceiber.

The property would make an ideal first time buy or investment opportunity as the property is Rent Smart Wales compliant.

Offers a good size family home.

Local shops, GP surgery, primary schools and train station are a short stroll away.

Sold with vacant possession and no onward chain.

The recently built link road is a short drive away providing easy access to the A470.

Accommodation: Entrance hall, lounge, kitchen, utility room, separate w.c, three bedrooms and upstairs bathroom.

ENTRANCE HALL

Entrance via a white uPVC front door. Emulsion walls. Emulsion ceiling with coving. Tiled flooring. Radiator. Electric meter and fuse board. Door to lounge. Stairs to first floor.



LOUNGE

6.67 m x 3.59 m

Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Two radiators. Power points. Wooden fire surround housing coal effect electric fire. Under stair storage. Door to kitchen. uPVC window to the front.



KITCHEN

4.27 m x 3.26 m

Two tone handleless modern kitchen in grey and white gloss. Complimentary grey work surface and matching island. Stainless steel sink unit. Plumbed for automatic washing machine/dish washer. Freestanding cooker with hood above. Artex ceiling with coving. Emulsion walls with tiles around work surface. Tiled flooring. Radiator. Power points. Entrance to utility room. uPVC window and door to rear.



UTILITY ROOM

1.56 m x 1.08 m

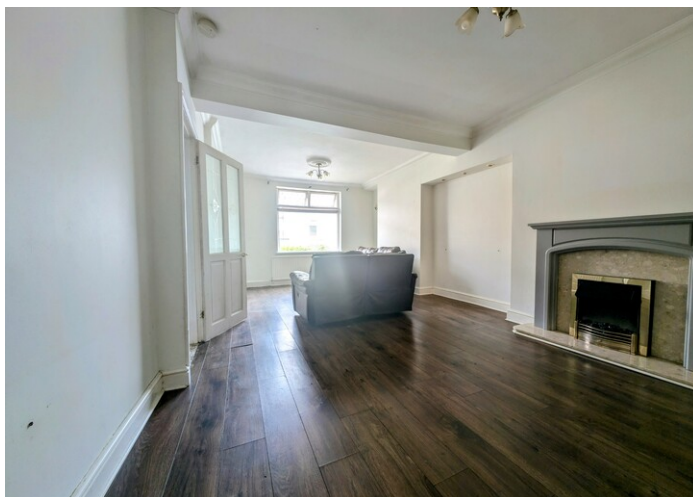
Artex ceiling. Panelled walls/ Laminate flooring. Power points. Plumbed for automatic washing machine. dish washer. Door to separate w.c. uPVC window to the side with frosted glass.



SEPARATE W.C.

1.51 m x 1.10 m

W.C and wash hand basin. Artex ceiling. Tiled walls. Radiator Tiled flooring. uPVC window to the side with frosted glass.



LANDING

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Power points. Attic access. Doors to three bedrooms and upstairs bathroom.

UPSTAIRS BATHROOM

3.15 m x 2.90 m

Bathroom suite in white comprising bath, w,c and wash hand basin. Separate shower cubicle. Radiator. Artex ceiling with coving. Tiled walls. Vinyl flooring. uPVC window to the rear with frosted glass.



BEDROOM 1

4.92 m x 2.47 m

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. Built in storage cupboard with combi boiler. uPVC window to the front.



BEDROOM 2

3.89 m x 2.46 m

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the front.



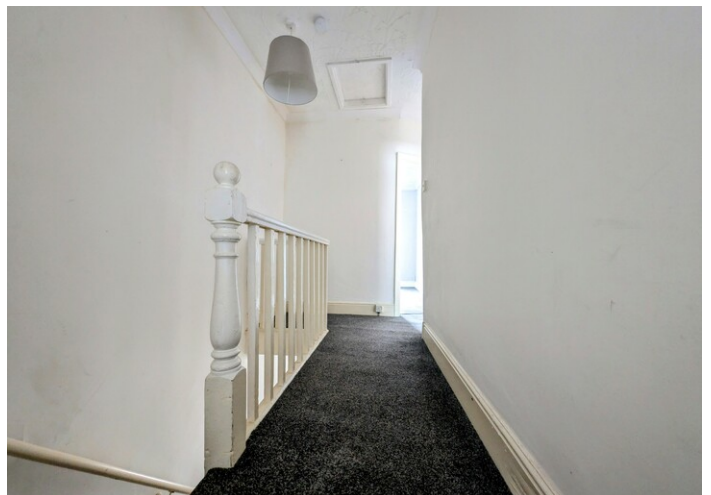
BEDROOM 3

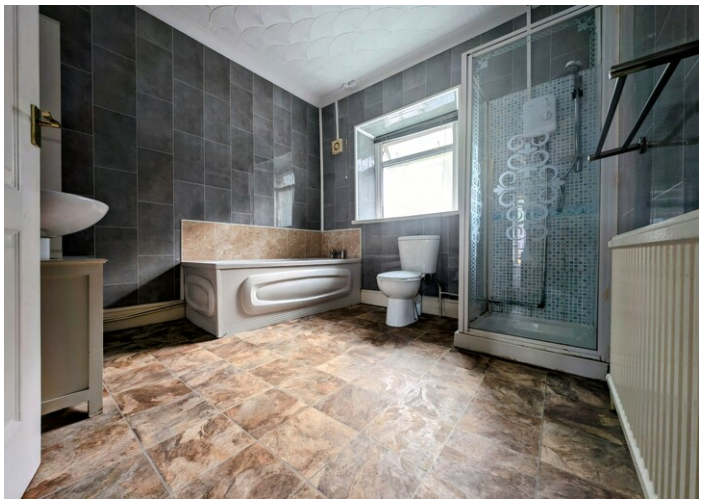
3.53 m x 2.47 m

Artex ceiling with coving. Wallpaper walls. Carpet flooring. Radiator. Power points. uPVC window to the front.

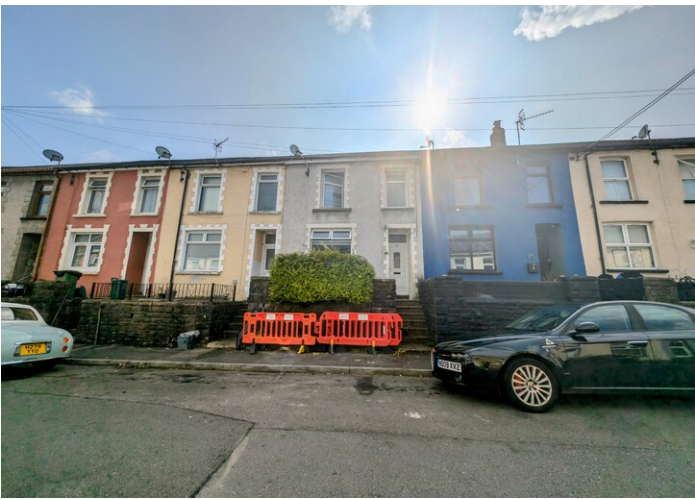
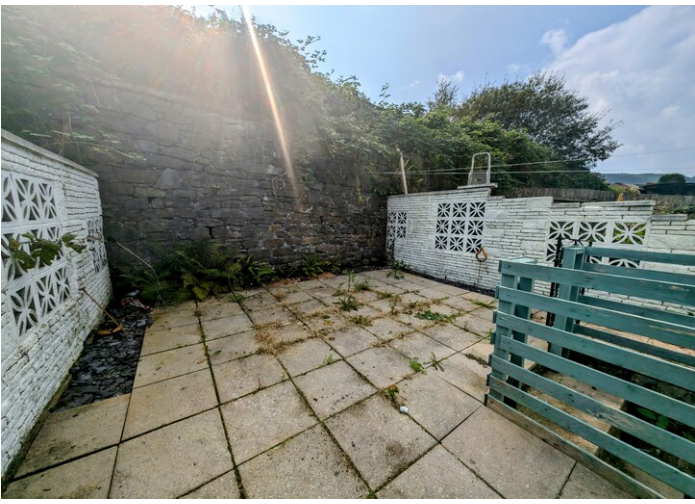
EXTERIOR

Steps leading to enclosed patio area.
Good size for outdoor entertaining.









EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<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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