



## Woodland Road, £160,000

- Exceptionally Large Plot
- Off Road Parking
- Additional Loft Room
- Semi-Rural Location
- Two Reception Rooms!
- EPC Rating: D



 3  1  1

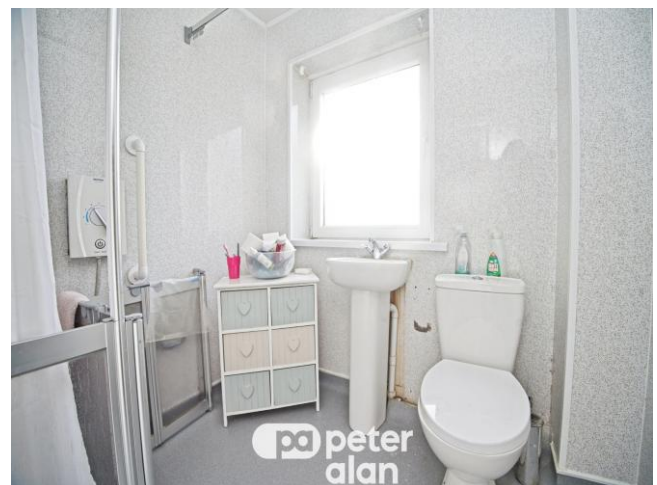


## About the property

Situated in the heart of Glyncorrwg, this charming three-bedroom semi-detached home at Woodland Road presents an excellent opportunity for families, investors, or buyers seeking generous living space both inside and out.

To the ground floor, the home features a modern kitchen with ample storage and two spacious reception rooms, providing versatile areas for relaxation, dining or entertaining guests. The property offers well-proportioned accommodation throughout, comprising three comfortable bedrooms alongside the added benefit of an additional attic space, ideal for storage, a hobby room or potential conversion (subject to necessary planning permissions).

Externally, the property truly stands out with its exceptionally large plot of land, offering extensive outdoor space rarely found with similar homes. This impressive garden area provides endless possibilities - from landscaping and outdoor entertaining to further development potential. Further enhancing its appeal, the home enjoys beautiful open views of the surrounding mountains and countryside, creating a peaceful backdrop that can be appreciated from both the property and the garden. Combining generous internal accommodation, additional attic potential, and substantial outdoor grounds, this property represents a fantastic prospect within a popular village setting, offering both comfort and future scope in equal measure. Internal viewings are highly recommended!





## Accommodation

### Entrance Hallway

### Lounge

10' 7" x 13' 10" ( 3.23m x 4.22m )

### Dining Room

10' 8" x 9' 11" ( 3.25m x 3.02m )

### Kitchen

9' 8" x 9' 9" ( 2.95m x 2.97m )

### Landing

### Bedroom One

10' 5" x 11' 1" ( 3.17m x 3.38m )

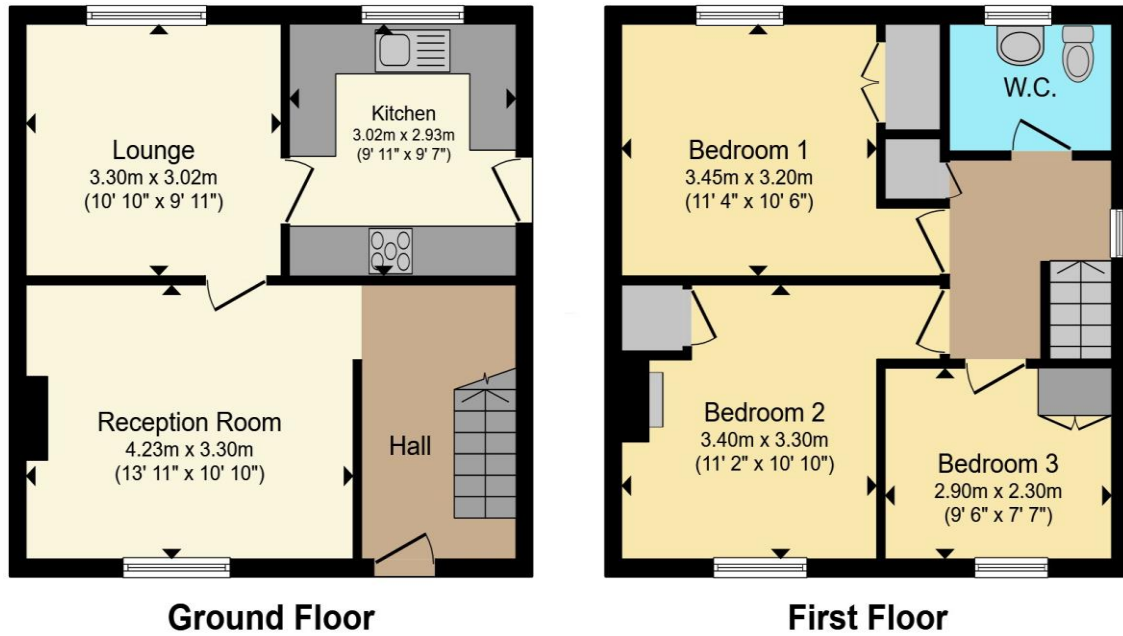
### Bedroom Two

11' 4" x 10' 4" ( 3.45m x 3.15m )

### Bedroom Three

9' 5" x 7' 5" ( 2.87m x 2.26m )

## Floorplan



Total floor area 81.4 m<sup>2</sup> (877 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let