



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

**FOR SALE  
£110,000**



- **3 BEDROOMS**
- **SOLD WITH NO ONWARD CHAIN**
- **IDEAL FIRST TIME BUY OR INVESTMENT**



**3**



**1**



**1**



## **Property Description**

\*\*\* IDEAL FIRST TIME BUY OR INVESTMENT \*\*\*

T Samuel Estate Agents are pleased to offer for sale this three storey, three bedroom home situated in Penrhiwceiber on the outskirts of Mountain Ash.

The property is to be sold with no onward chain and provides spacious living over three floors.

Stunning views to the rear of the surrounding valley.

Ideal first time buy or investment.

Within walking distance to Mountain Ash town centre and Penrhiwceiber village with it's shops, GP surgery and train station. The village has it's own community run swimming pool during the summer months which is then converted into a winter wonderland during the festive period.

The recently built link road provides easy access to the A470 for commuters.

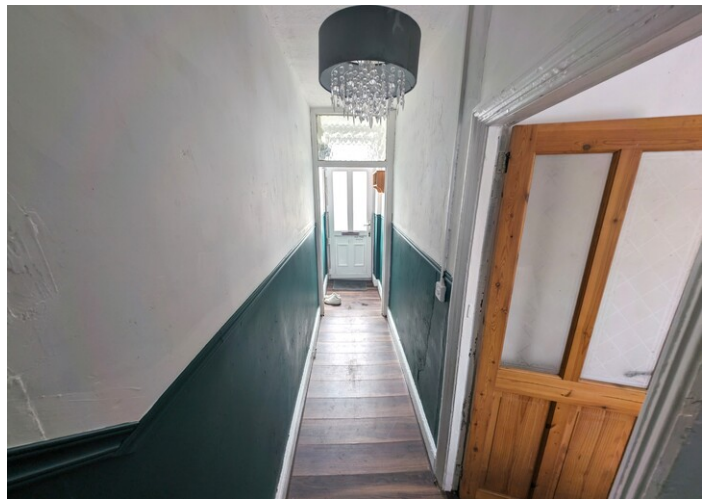
Accommodation: Entrance hall, lounge/diner, kitchen, bathroom with separate w.c and three bedrooms.

## **ENTRANCE HALL**

4.18 m x 1.04 m

Entrance via an Oak colour uPVC front door. Artex ceiling. Emulsion walls with dado rail. Stairs to first floor. Door to lounge. Electric meter and fuse board.

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## **LOUNGE/DINING ROOM**

Partially open plan reception rooms.

3.58 x 3.02

Wallpaper ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the front.

3.86 x 3.43

Original fireplace. Wallpaper ceiling. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the rear. Stairs to basement level.

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## **STAIRS TO BASEMENT LEVEL**

Carpet flooring. Artex ceiling. Emulsion walls. uPVC window to the rear.

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## **KITCHEN**

3.89 m x 3.77 m

Ample base and wall units in walnut with chrome handles and matching Island. Complimentary black work surface. Built in oven, hob and microwave. Stainless steel sink unit. Plumbed for automatic washing machine. Built in cupboard housing combi boiler. Artex ceiling. Emulsion walls with tiles around work surface. Vinyl flooring. Radiator. Power points. Entrance to basement bathroom. uPVC window and door to the rear.

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## **BASEMENT BATHROOM**

2.79 m x 1.43 m

White suite comprising bath with shower over head and glass shower screen. Wash hand basin. Tiled flooring. Chrome radiator. Emulsion ceiling. Emulsion and tiled walls. Sliding door leading to separate w.c. uPVC window to the side with frosted glass.

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## **SEPARATE W.C.**

1.46 m x 0.95 m

White w.c. Emulsion ceiling. Emulsion and tiled walls. Tiled flooring. uPVC window with frosted glass to the rear.

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## **LANDING**

Artex ceiling. Wallpaper walls with dado rail. Carpet flooring. Doors leading to three bedrooms. Power points. uPVC window to the rear.

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## **BEDROOM 1**

2.93 m x 3.01 m

Emulsion ceiling with coving. Emulsion walls. Laminate flooring. Radiator. Power points. uPVC window to the rear with views of the surrounding valley.

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## **BEDROOM 2**

3.27 m x 2.42 m

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

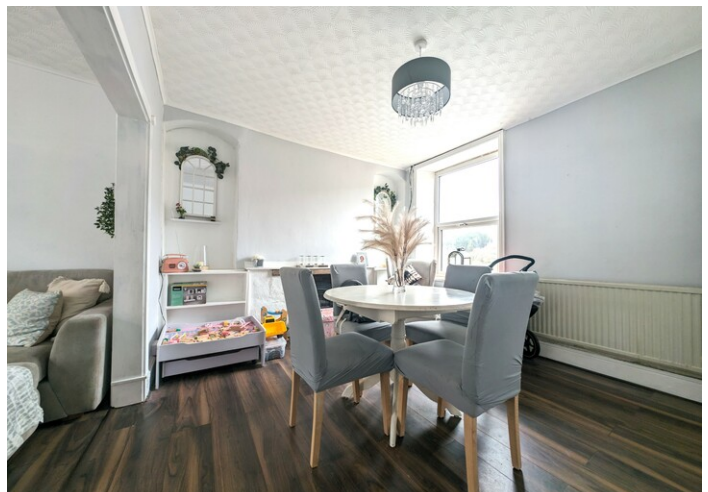
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## **BEDROOM 3**

2.34 m x 2.25 m

Emulsion ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Attic access. uPVC window to the front.

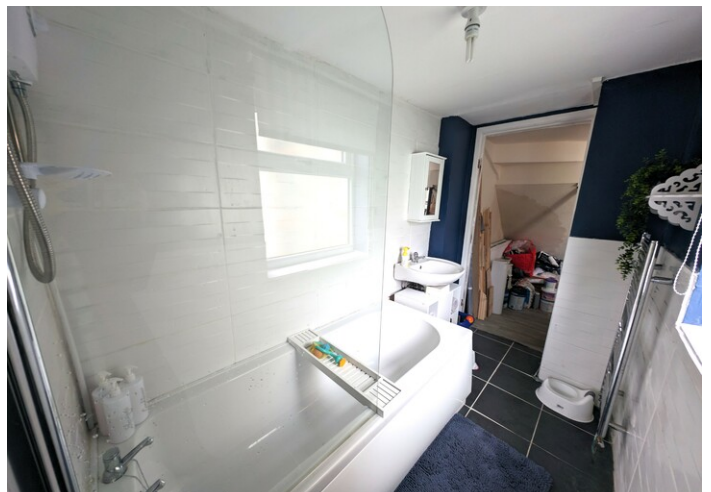
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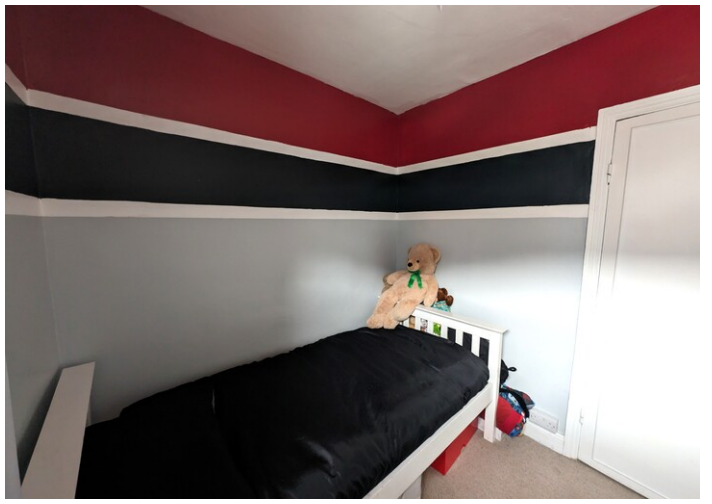
## **EXTERIOR**

Artificial lawn leading to enclosed decked area. Few steps leading down to a further section laid with decking. Stunning views of the surrounding valley.

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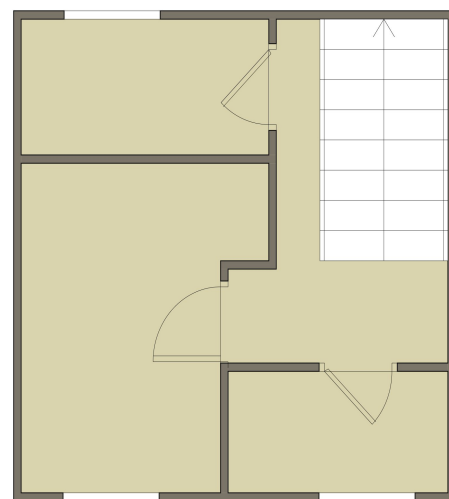
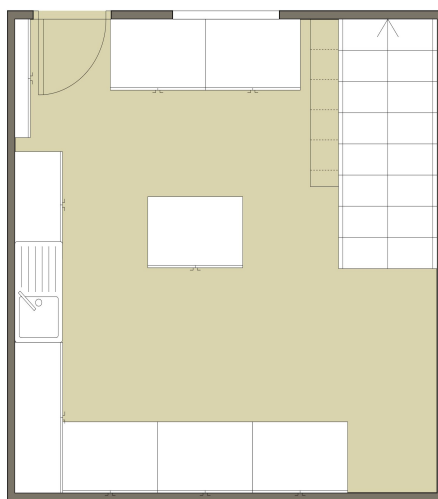
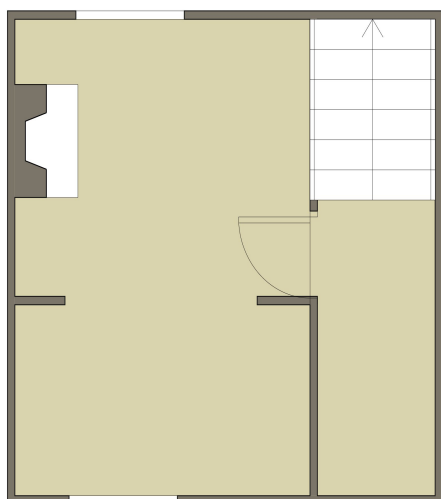






# EPC

## FLOORPLAN



### **Misdescriptions Act 1991**

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