



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

**FOR SALE
£115,000**



- **THREE BEDROOMS**
- **MOVE IN READY**
- **NO ONWARD CHAIN**



3



1



2



Property Description

A charming three-storey, three-bedroom home located in the desirable area of Penrhiwceiber.

This modern property is offered with vacant possession and comes with no onward chain, making it an ideal move-in ready home.

Situated within walking distance to both Penrhiwceiber village and Mountain Ash town centre, residents will enjoy convenient access to a range of shops, train stations, and GP surgeries.

The property combines modern comforts with a prime location, offering an excellent opportunity for families or professionals seeking a spacious and well-presented home in a vibrant community.

A recently built link road is a short drive away providing access to the A470 for commuters.

ENTRANCE HALL

Welcoming entrance via a modern uPVC front door. The hall features durable laminate flooring and neutral emulsion walls and ceiling, creating a bright and inviting first impression. Stairs lead upstairs, while doors provide access to two spacious reception rooms. Conveniently located electric meter and fuse board complete this functional entryway.



RECEPTION ROOM 1

3.50 m x 3.30 m

A bright and airy space with emulsion walls and ceiling. The room is equipped with a radiator and multiple power points, ideal for versatile living arrangements. Laminate flooring adds a modern touch, and a uPVC window to the front allows plenty of natural light to fill the room.



RECEPTION ROOM 2

3.70 m x 3.30 m

This versatile space features laminate flooring, emulsion walls, and an artex ceiling. A radiator and ample power points make it functional and comfortable. Stairs lead down to the basement level, while a uPVC window to the rear offers scenic views of the surrounding mountainside, enhancing the room's natural charm.



KITCHEN

3.70 m x 3.20 m

A modern kitchen featuring sleek light grey gloss base units paired with a complementary acrylic work surface. The tall larder unit houses a double oven, while a Bosch induction hob provides efficient cooking. A wall-mounted boiler ensures convenience. Tiled flooring adds durability, and a uPVC window and door offer easy access to the exterior, along with plenty of natural light.

Adjacent to the main kitchen area is a smaller room ideal for storing a fridge freezer or additional appliances. The inner hallway provides access to the basement bathroom. Plumbed for automatic washing machine.



BASEMENT BATHROOM

2.50 m x 2.00 m

A spacious bathroom featuring a large double shower, a close-coupled WC, and an oval wash hand basin with a stylish vanity unit. A white ladder radiator provides warmth and towel drying facilities. The walls and ceiling are finished with emulsion, complemented by recessed spotlights that create a bright, modern ambiance. Durable laminate flooring completes the space, while a uPVC window to the front with frosted glass ensures privacy and natural light.



LANDING

A welcoming central area with emulsion walls and ceiling. The space is finished with comfortable carpet flooring. From here, access is available to three bedrooms and a convenient upstairs WC. A uPVC window to the rear allows natural light to brighten the landing.



UPSTAIRS W.C.

Modern sani-flow toilet and combined wash basin, providing a convenient and practical space for everyday needs. Emulsion walls and ceiling with laminate flooring.



BEDROOM 1

4.10 m x 2.30 m

A spacious bedroom featuring emulsion walls and ceiling. The room is fitted with laminate flooring, a radiator, and multiple power points. A uPVC window to the front provides ample natural light.



BEDROOM 2

3.00 m x 2.50 m

A comfortable bedroom with emulsion walls and ceiling. The room is fitted with a cosy carpet floor, a radiator, and multiple power points. A uPVC window to the rear offers picturesque views of the surrounding mountains, creating a serene and scenic atmosphere.



BEDROOM 3

3.20 m x 2.20 m

A well-sized room featuring emulsion walls and ceiling. The space is finished with laminate flooring, and includes a radiator and multiple power points. A uPVC window to the front allows natural light to brighten the room.



EXTERIOR

The outdoor area is laid with a patio and minimal steps leading down to an artificial lawn. A wooden shed provides excellent storage space and could serve as a summer house or workshop. The rear views are stunning, offering breathtaking vistas of the surrounding mountain landscape.









EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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