



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

FOR SALE
£129,950



- **MODERN 3-BED, 3-STOREY HOME
WITH MOUNTAIN VIEWS**
- **CLOSE TO SHOPS, SCHOOLS, TRAIN
STATION & A470 LINK ROAD**



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Property Description

A modern three-bedroom, three-storey home situated in the popular village of Penrhiwceiber, offered with vacant possession and ready to move in. This well-presented property combines contemporary finishes with practical living across multiple levels.

The entrance hall leads to a spacious lounge with dual-aspect windows that fill the room with natural light and offer views of the surrounding mountainside. Stairs lead down to the basement level, which includes a well-equipped kitchen featuring white wood-effect units, wooden work surfaces, and integrated appliances, alongside a utility room and a well-appointed bathroom for added convenience.

Upstairs, the landing provides access to three bedrooms, one of which enjoys scenic rear-facing mountain views. Attic access is also available.

Outside, the fully enclosed garden is tiered with decorative slate, lawn, decking, and raised borders planted with shrubs, offering a private and tranquil outdoor space.

The village is well served with shops, a GP surgery, train station, and local schools — all within walking distance. A recently built link road provides easy access to the A470, making this home an excellent choice for commuters.

Viewing is highly recommended to fully appreciate all this property has to offer.

ENTRANCE HALL

Accessed via a stylish coloured composite front door, the entrance hall offers a welcoming first impression. Finished with emulsion walls and ceiling, it also houses the electric meter and fuse board. The space features laminate flooring for a clean, modern look, with a door leading directly into the lounge.



LOUNGE

6.82 m x 4.83 m

A spacious and inviting reception room featuring a wooden fire surround housing a contemporary pebble-effect fire. Finished with emulsion walls and ceiling, and complemented by laminate flooring throughout. The room benefits from three radiators, ample power points, and dual aspect windows to the front and rear — the rear window offering beautiful views of the surrounding mountainside. Stairs lead to the first floor, with an additional door providing access to the basement level.



STAIRS TO BASEMENT LEVEL

Accessed from the lounge, the staircase to the basement level features emulsion-finished walls and ceiling, with carpeted flooring for comfort underfoot. A rear-facing uPVC window provides natural light to the stairwell.



BASEMENT KITCHEN

4.40 m x 3.24 m

A well-equipped kitchen fitted with a range of white wood-effect base and wall units, complemented by wooden work surfaces and a white sink unit. Integrated appliances include a built-in oven and hob with an extractor hood above. A cupboard neatly houses the combi boiler. The space is finished with emulsion walls and ceiling, tiled splashbacks around the work areas, and laminate flooring. Additional features include sunken spotlights, a



radiator, and multiple power points. A uPVC window and rear door provide natural light and access to the exterior, with an internal door leading to the utility room.

UTILITY ROOM

3.21 m x 1.69 m

A practical and well-presented space with emulsion walls and ceiling, laminate flooring, and a wooden work surface. The room is plumbed for an automatic washing machine and includes power points for additional appliances. A door leads directly to the bathroom.

BASEMENT BATHROOM

3.04 m x 3.02 m

A spacious and well-equipped bathroom featuring a large shower cubicle, separate bath, WC, and wash hand basin. Finished with a combination of emulsion and tiled walls, an emulsion ceiling, and laminate flooring. A chrome radiator adds a modern touch, while a front-facing uPVC window with frosted glass provides both natural light and privacy.

LANDING

A central landing area with carpet flooring, emulsion walls and ceiling. Doors provide access to all three bedrooms, with attic access also available from this space. Additional features include power points and a rear-facing uPVC window allowing natural light to flow in.

BEDROOM 1

3.95 m x 2.48 m

A comfortable bedroom finished with emulsion walls and ceiling, carpet flooring, and a radiator for heating. Power points are conveniently located throughout the room. A uPVC window to the front fills the space with natural light.



BEDROOM 2

This spacious bedroom features emulsion walls and ceiling, carpet flooring, and a radiator for warmth. Power points are conveniently placed, and a rear-facing uPVC window offers lovely views of the surrounding mountainside.

BEDROOM 3

3.61 m x 2.19 m

A practical bedroom with emulsion walls and ceiling, carpet flooring, and a radiator for comfort. Power points are available throughout, and a uPVC window to the front brings in natural light.

EXTERIOR

The property features a tiered exterior with a concrete section leading down to gently sloping landscaped areas. The garden is laid out with decorative slate, a lawned section, and a lower tier combining decking with slate. One side of the garden boasts raised borders filled with a variety of plants and shrubs, adding a touch of greenery. The entire space is fully enclosed with fencing, offering privacy while providing stunning views of the surrounding mountainside.







EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(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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