



## Woodfield Terrace, Porth

£95,000

- Two Double Bedrooms
- No Onward Chain
- Enclosed Rear Garden
- Ideal Project Home
- EPC Rating: C



2 1 2





## About the property

A charming house situated in close proximity to local amenities and transport links. An ideal first-time purchase or investment property.

## Accommodation

### Lounge

11' 9" max x 10' 5" max ( 3.58m max x 3.17m max )  
Carpeted flooring, ceiling light, double glazed window to front.

### Lounge

12' max x 11' 10" max ( 3.66m max x 3.61m max )  
Carpeted flooring, ceiling light, double glazed window to rear.

### Kitchen

9' 5" max x 5' 2" max ( 2.87m max x 1.57m max )  
Tiled flooring, stainless steel sink with drainer and countertop, sky light.

### Bedroom 1

12' max x 7' 5" max ( 3.66m max x 2.26m max )  
Carpeted flooring, ceiling light, double glazed window to front.





## Bedroom 2

10' 7" max x 9' 3" max ( 3.23m max x 2.82m max )  
Carpeted flooring, ceiling light, double glazed window to rear.

## Bathroom

8' 5" max x 7' 1" max ( 2.57m max x 2.16m max )  
Three-piece suite comprising bath, wash basin and w/c,  
ceiling light, double glazed window to rear.

## External

To the rear, an enclosed garden comprising laid to lawn area with mature shrubs and a patio area. To the front, a small courtyard with steps leading to pedestrian footpath.

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## Floorplan

## Important Information

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