

# Woodham Park, £280,000

- EXTENDED TO THE SIDE & REAR
- IDYLLIC VIEWS TO REAR
- NO ONGOING CHAIN
- Council Tax D
- POTENTIAL TO EXTEND FURTHER
- EPC Rating: C









# About the property

Close to local amenities including supermarkets, high street and town centre shopping facilities, English and Welsh speaking schools, further education college, hospital, public transport routes providing links to Cardiff, Bridgend and Penarth, easy access to link roads leading to M4 corridor.

# **Accommodation**

### Hallway

### **Bedroom/ Reception/ Study**

13' 1" x 7' 1" ( 3.99m x 2.16m )

Door leading to En Suite Shower Room.

#### **En Suite**

W.C., wash hand basin, shower, splash back panelled walls, window to rear.

### **Living Room**

16' 4" max x 12' 5" max ( 4.98m max x 3.78m max )

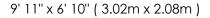
### **Dining Room**

9' 11" x 8' 4" ( 3.02m x 2.54m )

#### **Kitchen**







### Conservatory

11' 5" x 8' 8" ( 3.48m x 2.64m )

### Landing

### Bedroom 1

14' 5" max x 9' 4" ( 4.39m max x 2.84m )

### **Bedroom 2**

11' 9" max x 8' 5" ( 3.58m max x 2.57m )

#### Bedroom 3

9' 4" x 5' 10" ( 2.84m x 1.78m )

### **Bathroom**





W.C., wash hand basin, bath with overhead shower, splash back tiled areas, radiator, window to rear.

### Outside

### **To The Front**

Driveway for multiple vehicles.

### To The Rear

Patioed areas, enclosed with fencing, facing idyllic field views to the rear.



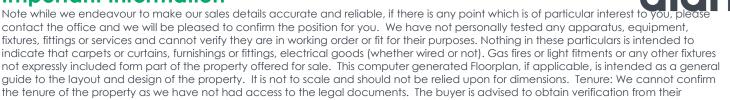
## **Floorplan**



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.focalagent.com

## **Important Information**

solicitor or surveyor.



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