



## Wellfield Court, £140,000

- Modern throughout
- New windows and door
- Close to local schools and shops
- Three generous sized bedrooms
- Great links to M4 and A470
- EPC Rating: D



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## About the property

Ideal first time buyer home! This fantastic home has been modernised throughout and is a must see! This home is close to local schools and shops and has great road links to the A470 and M4.

Internally this home briefly comprises of hallway, lounge, kitchen diner which has recently been refurbished, and WC downstairs. To the first floor are three very good sized bedrooms along with the family bathroom. Outside, the property has front and rear gardens.

This home has had new windows and front door throughout.



## Accommodation

### Entrance

Enter via UPVC new double glazed front door to hallway. Stairs to first floor. Door to WC and door to rear.

### Living Room

14' 7" x 10' 8" ( 4.45m x 3.25m )  
Window to front.

### Kitchen Breakfast Room

14' 7" x 10' 8" ( 4.45m x 3.25m )  
Fitted with a range of wall and base units with worktop over. Stainless steel sink with mixer tap. Space for appliances. Integral oven and hob. Window to rear. Ample space for small table and chairs

### WC

Fitted with a WC. Window to rear

### Bedroom One

14' 4" x 10' 1" ( 4.37m x 3.07m )  
Window to rear

### Bedroom Two

14' 4" x 9' 8" ( 4.37m x 2.95m )  
Window to front

### Bedroom Three

11' 1" x 7' 2" ( 3.38m x 2.18m )  
Window to front

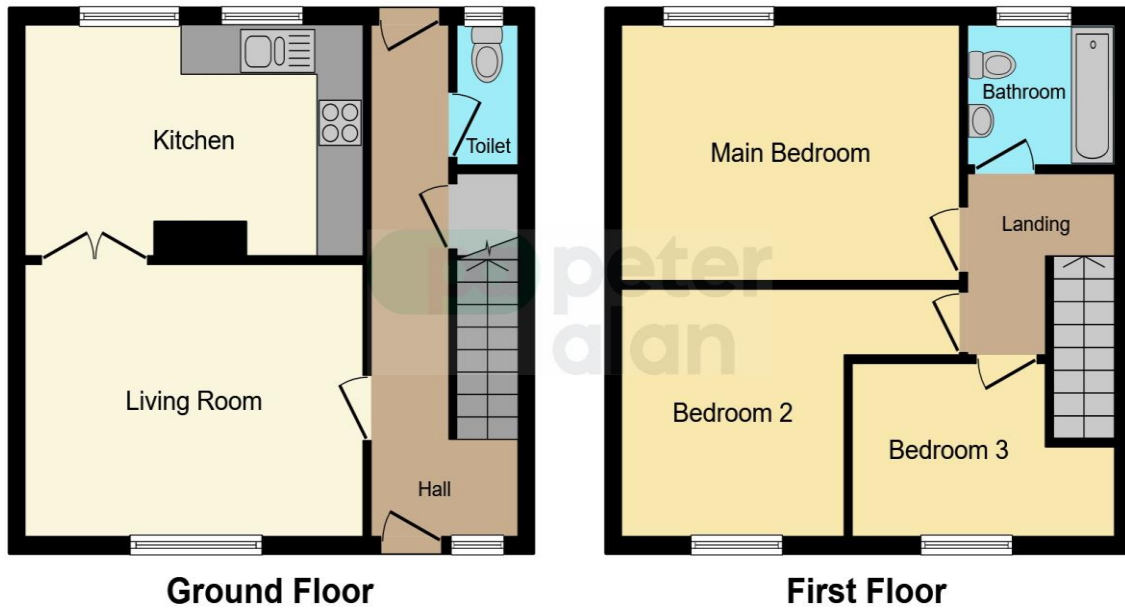
### Bathroom

Fitted with a three piece suite comprising of bath, with shower over, wc and wash hand basin. Window to rear.

### Outside

To the front is an enclosed grass area with new fencing around. To the rear is also a good sized garden which has rear lane access to the communal parking

## Floorplan



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