



T Samuel Estate Agents

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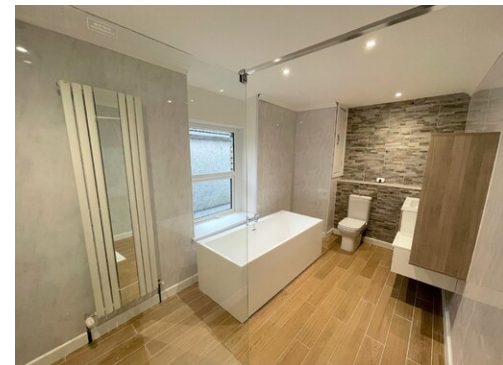
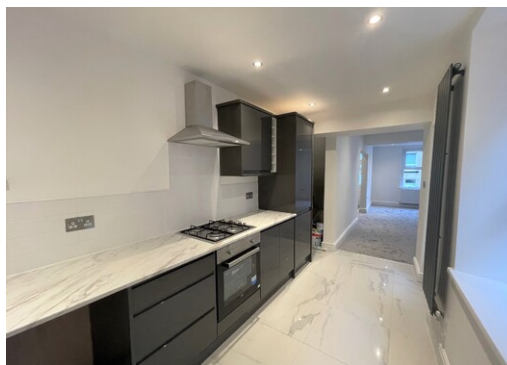
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**Woodfield Terrace, Mountain Ash
CF45 3YA**

**FOR SALE
£130,000**



- **3 BEDROOMS**
- **RENOVATED IN 2021/2022**
- **SOLD WITH TENANT IN SITU**



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Property Description

***** FANTASTIC INVESTMENT OPPORTUNITY *****

T Samuel Estate Agents are pleased to bring to the market this modern three bedroom terraced house which comes with a tenant already in place, so you can start earning right away !

The property was renovated in 2021/2022 and comes with a grey sleek kitchen and bathroom with everything.

Situated in the village of Penrhiwceiber a short distance away from Mountain Ash. Local amenities on your doorstep to include shops, GP surgery, primary schools and train station. The village of Penrhiwceiber is very community orientated and during the summer months it runs an outdoor swimming pool which then turns into a winter wonderland during the festive period.

The recently built link road is a few minutes drive away allowing easy commute to Cardiff and the Heads of the Valley link road.

Viewing is highly recommended.

Accommodation: Entrance hall, lounge, kitchen, upstairs bathroom and three bedrooms.

ENTRANCE HALL

Entrance via a composite front door. Smooth emulsion walls and ceiling with sunken spotlights. Cupboard housing electric meter and fuse board. Flooring is part tiled and carpet. Chrome light switch. Wall mounted vertical radiator. Open plan to lounge.

LOUNGE

6.80 m x 3.90 m

Large lounge with smooth emulsion walls





UPSTAIRS BATHROOM

4.50 m x 1.40 m

An attractive bathroom suite comprising large freestanding bath, walk in shower, w.c and wash hand basin with stepped vanity drawers and cupboard to the side. Cupboard housing combi boiler. Smooth ceiling with sunken spotlights. Panelled walls with one wall tiled behind w.c area. Mirrored wall mounted vertical radiator. uPVC window to the side with frosted glass.



BEDROOM 1

4.00 m x 3.00 m

Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Chrome power points and light switch. uPVC window to the front.



BEDROOM 2

2.90 m x 2.70 m

Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Chrome power points and light switch. uPVC window to the rear.



BEDROOM 3

3.30 m x 1.80 m

Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Chrome power points and light switch. uPVC window to the front.









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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EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN