



## 3 Gordding Terrace

, Llangoed, LL58 8NG

£165,000



A spacious and extended inner terrace house centrally situated within the village, considered an ideal first time purchase. Having gas central heating and double glazing, the house has two reception rooms, fitted kitchen with spacious Utility Porch off. To the first floor there are two bedrooms, and a modern 4 piece bathroom, as well as a spacious converted attic suited as a third bedroom. Yard areas to the front and rear and spacious Store Shed.

Worthy of inspection and sold with no onward chain.



### Living Room 14'3" x 10'11" (4.35 x 3.33)

Having a large double front bay window giving a good amount of natural daylight, and a double glazed front door. Attractive cast iron fireplace surround with tiled inlay and hearth. Coved ceiling, tv connection and radiator. Staircase to the first floor.

### Sitting/Dining Room 12'4" x 11'2" (3.78 x 3.42)

Having a feature painted brick inglenook fireplace housing a "Fatso" cast iron stove, and cupboard and shelving to the alcove. Timber beamed ceiling, dado rail, radiator, understairs store cupboard.

### Kitchen 13'0" x 7'0" (3.98 x 2.15)

In a cottage style with light timber kitchen units with ample worktop surfaces with tiled surround and integrated Belfast sink with brass monobloc tap. Brick inglenook with inset hob and further eye level oven. Tiled floor, Worcester combi propane gas central heating boiler.

### Utility Porch 10'11" x 6'0" (3.33 x 1.83)

A spacious storage area with double glazed back door, and with space for a washing machine, dryer and fridge/freezer.

### First Floor Landing

With staircase to the attic floor, radiator.

### Bedroom 1 13'0" x 12'0" (3.97 x 3.67)

A naturally light room with two front aspect double glazed windows giving partial mountain views. Understairs store, radiator.

### Bedroom 2 11'3" x 8'11" (3.44 x 2.74)

Having a rear aspect window, radiator.

### Lobby

With a good sized linen cupboard and further storage cupboard.

### Bathroom 8'9" x 6'11" (2.69 x 2.12)

Having a modern four piece suite in white comprising of a pine panelled bath with matching pine panelled ceiling. Shower enclosure with glazed door and thermostatic shower control. Wash basin, WC, radiator.

### Attic Hobbies Room 13'2" x 13'1" (4.03 x 4.00)

Suitable as a bedroom and with good headroom, radiator, eaves storage area and roof window.

### Outside

Front concreted yard with pedestrian access off a private lane. Rear yard area with pedestrian access giving good outdoor storage and access to a spacious Store Shed

### Services

Mains water, drainage and electricity.  
Propane gas central heating.

### Tenure

The property is understood to be freehold and this will be confirmed by the vendor's conveyancer.

### Council Tax

Band C

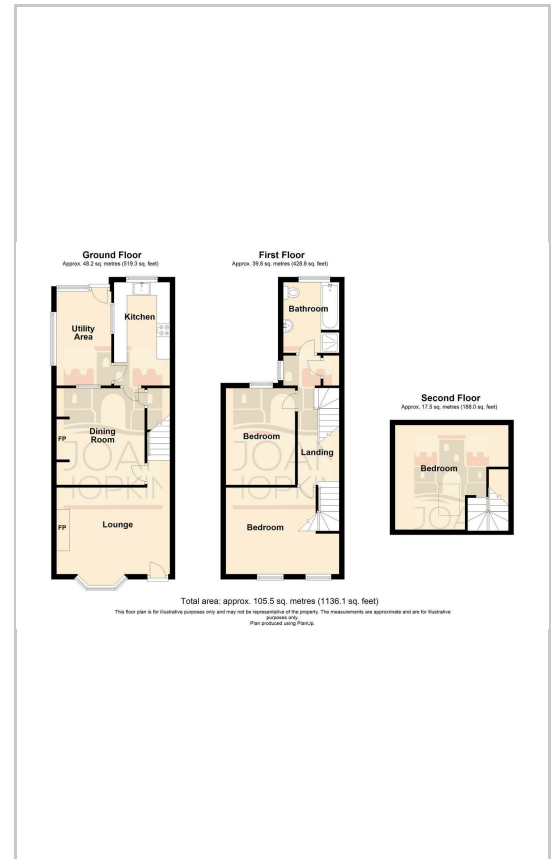
### Energy Efficiency

Band G

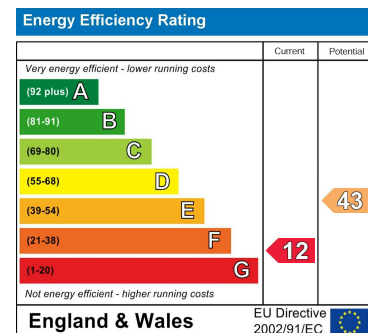
## Area Map



## Floor Plans



## Energy Efficiency Graph



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