



## Wood Road, ##Invalid

£160,000

- Council Tax Band C
- Ideal for first-time buyers
- Great for investors
- Close to local amenities
- Close proximity to the university
- EPC Rating: Awaited



3 1 1





## About the property

Beautifully Renovated 3-Bedroom Terraced Home - 112 Wood Road, CF37 1RJ

Situated in a highly convenient location with excellent links to the university, this beautifully renovated three-bedroom terraced property offers spacious, modern living ideal for families, professionals, or investors alike.

The property boasts a bright and generously sized reception room, perfect for relaxing or entertaining, while the well-proportioned layout provides a comfortable and practical living environment. Upstairs, you'll find three good-sized bedrooms, each offering ample space and natural light. A large, contemporary family bathroom completes the first floor, finished to a high standard.

Recently renovated throughout, this home combines modern comfort with classic charm, making it ready to move straight into. Its prime location close to the university, local amenities, and transport links makes it particularly appealing for both owner-occupiers and buy-to-let investors.



## Accommodation

### Reception Room

21' 8" x 14' 5" ( 6.60m x 4.39m )

Front aspect window, entrance to hall, door to kitchen

### Kitchen

9' 6" x 8' 6" ( 2.90m x 2.59m )

Side aspect window, modern fitted appliances, modern fitted cupboards, door to outside, door to living room

### Bedroom 1

13' 1" x 11' 10" ( 3.99m x 3.61m )

Front aspect window, laminate flooring throughout, door to landing

### Bedroom 2

8' 2" x 11' 10" ( 2.49m x 3.61m )

Rear aspect window, laminate flooring through out, door to landing

### Bedroom 3

10' 2" x 8' 2" ( 3.10m x 2.49m )

Front aspect window, laminate flooring through out, door to landing

### Bathroom

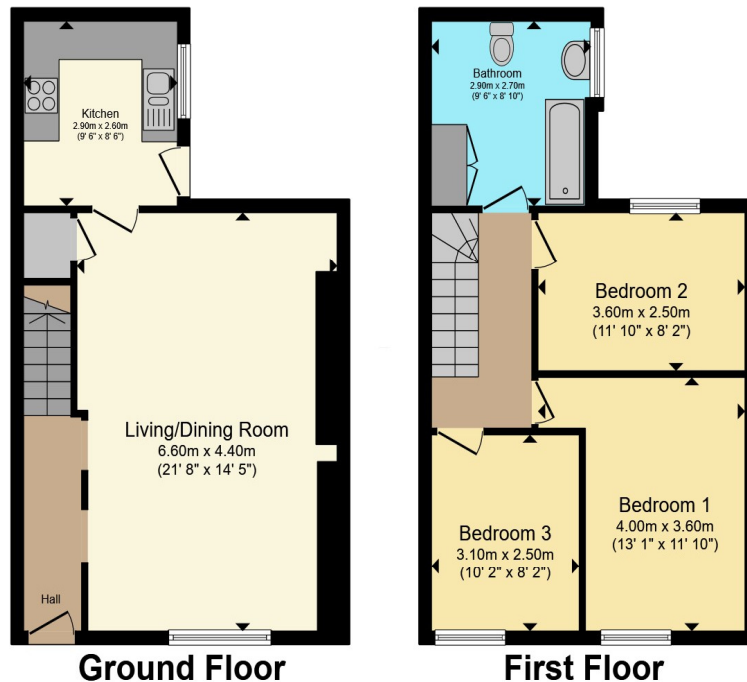
9' 6" x 8' 10" ( 2.90m x 2.69m )

Side aspect window, fitted storage, bathtub, sink basin, toilet

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## Floorplan



Total floor area 85.7 m<sup>2</sup> (922 sq.ft.) approx

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