



52 Villiers Road, Blaengwynfi, SA13 3TL

£110,000

Ferriers Estate Agents are pleased to offer this three bedroom, mid terraced property situated in the village of Blaengwynfi close to all local schools and Afan Argoed Country Park. The accommodation briefly comprises:- entrance hallway, two reception rooms, kitchen (with pantry / storage space) and a lean-to to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, a front forecourt and an enclosed rear garden with spectacular views of the valley which can also be enjoyed from the front aspect. This property would make an ideal first time purchase or investment and is being sold with no on-going chain! What are you waiting for? Book your viewing today before it's too late!

Tenure = Freehold (to be verified by a legal representative).

EPC Rating = D.

Council Tax Band = A.

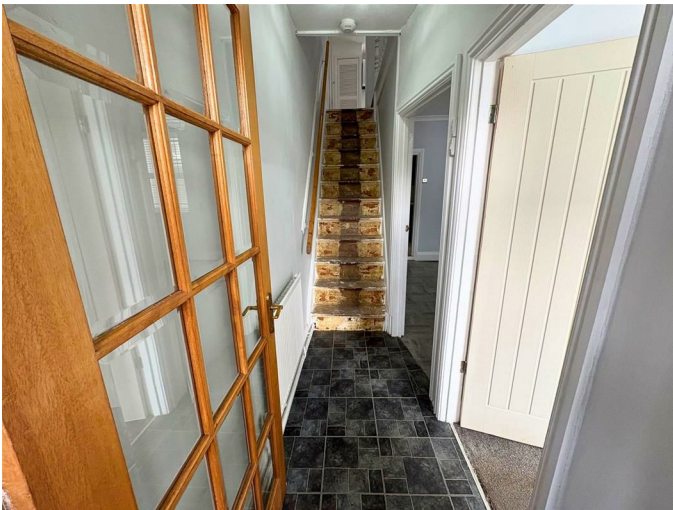
Ground Floor

Entrance Porch



Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, tile effect vinyl flooring, door into:-

Hallway



Skimmed ceiling, skimmed walls, tile effect vinyl flooring, radiator, staircase leading to the first floor, two doors off:-

Reception Room Two 11'5" x 8'9" (3.49 x 2.67)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Reception Room One 12'6" x 11'10" (3.82 x 3.63)



Skimmed and coved ceiling, skimmed walls, tile effect vinyl flooring, radiator, uPVC double glazed window to the rear looking into the lean-to, door into:-

Kitchen 12'10" x 8'0" (3.93 x 2.45)



Skimmed and coved ceiling, skimmed walls with tiled splash backs, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, space for a freestanding double oven, built-in extractor hood, space and plumbing for a washing machine, under stairs storage cupboard, uPVC double glazed window to the side, uPVC double glazed door into the lean-to, opening into:-

Pantry / Utility 4'11" x 2'2" (1.52 x 0.68)



Skimmed ceiling, skimmed walls, plumbing there for appliances or can be utilised as a pantry / storage space.

Lean-to 5'2" x 4'0" (1.59 x 1.22)

Polycarbonate roof, external walls, uPVC double glazed window to the rear, uPVC double glazed door to the rear providing access into the rear garden.

First Floor

Landing



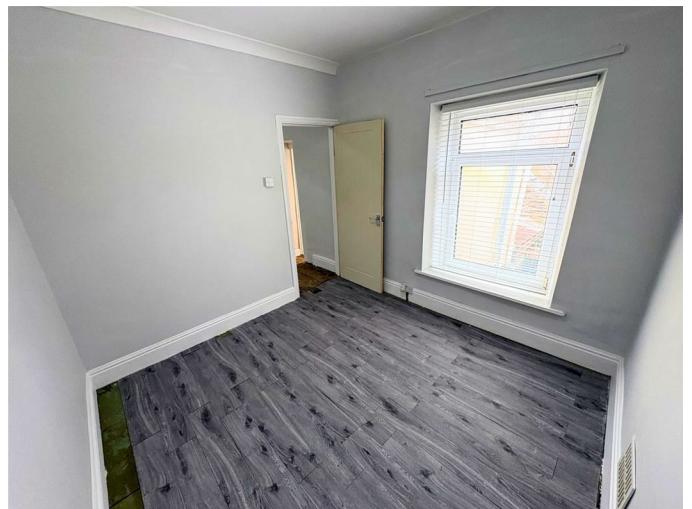
Skimmed ceiling with loft access, skimmed walls, airing cupboard, four doors off:-

Bedroom One 12'4" x 8'0" (3.76 x 2.46)



Skimmed and coved ceiling, skimmed walls, vinyl floor tiles, radiator, uPVC double glazed window to the front.

Bedroom Two 9'5" x 9'1" (2.88 x 2.78)



Skimmed and coved ceiling, skimmed walls, wood

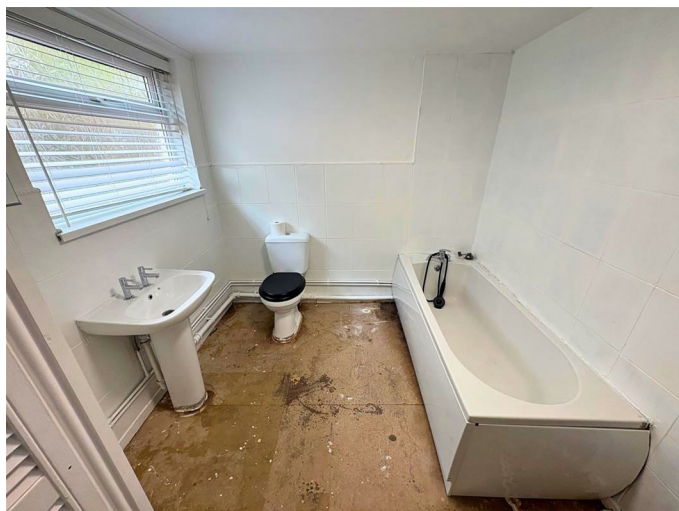
effect laminate flooring, radiator, uPVC double glazed window to the rear.

Bedroom Three 9'2" x 6'9" (2.80 x 2.06)



Skimmed and coved ceiling, skimmed walls, vinyl floor tiles, radiator, uPVC double glazed window to the front.

Bathroom 9'6" x 7'11" (2.92 x 2.42)



Skimmed ceiling, skimmed and tiled walls, radiator, three piece suite comprising a panel bath, pedestal wash hand basin and a low level W.C., airing cupboard housing the gas combination boiler, uPVC double glazed window with obscured glass to the rear.

Outside

Front Forecourt



Concrete steps leading up to the forecourt, laid to patio, bordered with wrought iron railings, spectacular valley views to the front.

Rear Garden

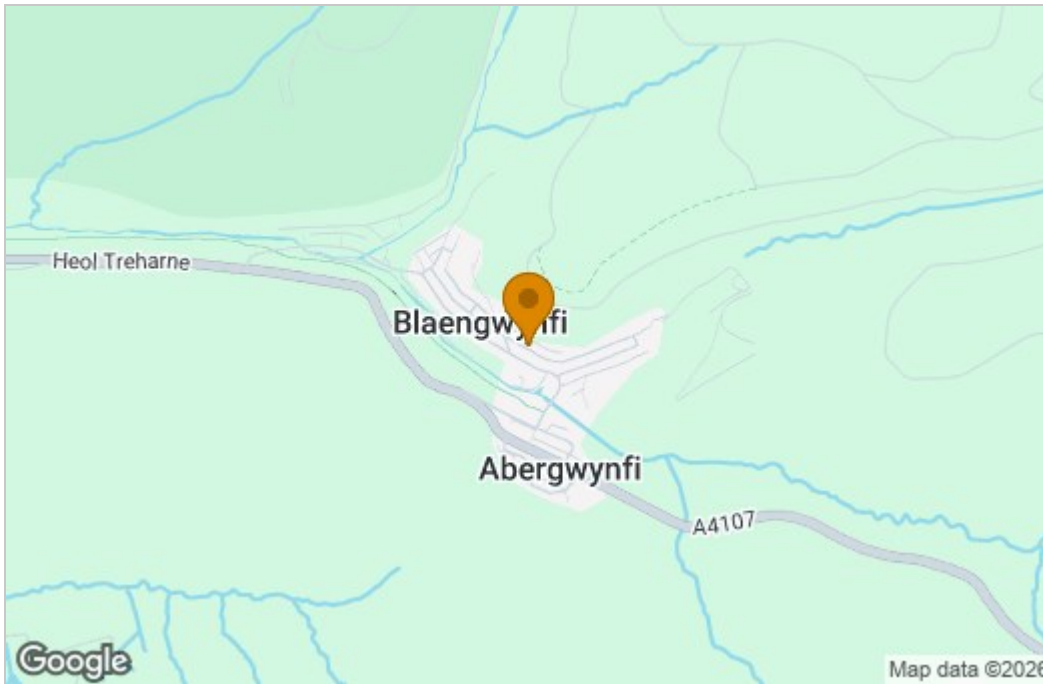


Small concrete area with outbuilding suitable for storage, metal steps leading up to the tiered garden, bordered with block walls, pedestrian gate at the top providing access into the rear lane, potential for off-road parking, spectacular valley views which can be seen at the top of the garden over the property.

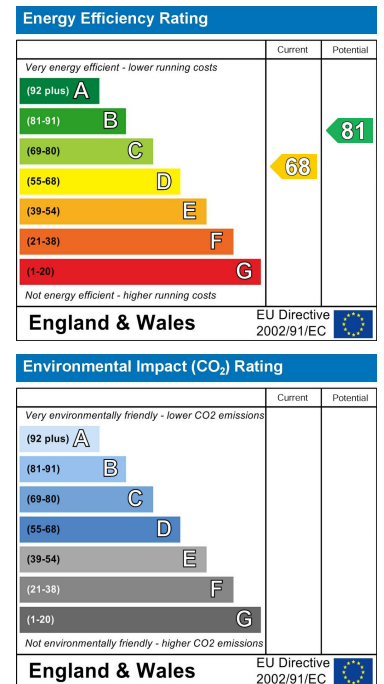
Floor Plan



Area Map



Energy Efficiency Graph



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