





# 9 Woodland Terrace, Pantyrawel

## Offers Over £160,000 Freehold

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

DanielMatthew
ESTATE AGENTS







- A beautifully presented and recently modernised detached bungalow
- Available to purchase with no ongoing chain
- Benefitting from a newly fitted kitchen and bathroom
- Modern gas combination boiler under one year old
- Two bedrooms to the front and a small versatile room to the rear, currently used as a boot room but offers scope to be used as a study/hobby room
- LVT Herringbone flooring to the main hallway, lounge and kitchen/diner







**Hallway**
The property is entered via a side UPVC and double glazed door into the central hallway, laid to LVT Herringbone flooring, with solid oak internal doors giving access to all accommodation.

**Lounge**
11' 2" x 14' 6" (3.40m x 4.43m)
The bright and spacious lounge is positioned to the front of the property and benefits from a continuation of the same LVT Herringbone flooring as the hallway. It offers a bespoke media wall to one side, with display shelving to either side, providing space to house a large television and a feature floating electric fire. There is a UPVC double glazed window to the front, a UPVC double glazed French doors to the front give access to the garden veranda area.

**Kitchen/Diner**
8' 6" x 14' 2" (2.59m x 4.33m)
The beautifully appointed kitchen has been fitted with a range of contemporary base and wall mounted units, complimented by marble effect worktops. It offers an integrated eye level oven, space for free standing fridge/freezer and washing machine, matt black sink unit with swan neck mixer tap positioned below a UPVC double glazed window to the rear and has a continuation of the same LVT flooring as the hallway. Within the dining space there is a second UPVC double glaze window to the rear and a central pedestrian door giving access to the garden.

**Bedroom One**
9' 5" x 10' 11" (2.87m x 3.34m)
The large double bedroom is positioned to the front of the property, with fitted carpet flooring and a UPVC double glazed widow offering far ranging views.

**Bedroom Two**
9' 9" x 6' 0" (2.98m x 1.84m)
The second bedroom is also located at the front of the property and features a recessed alcove area to one wall, ideal for positioning a slim line wardrobe, chest of drawers or creating hanging space. The room has fitted carpet flooring and a UPVC double glazed window to the front, enjoying the same views as bedroom one.

**Bathroom**
5' 5" x 11' 0" (1.65m x 3.35m)
The luxury fitted bathroom has been fitted with a contemporary white four piece suite comprising; panel bath, pedestal wash hand basin, low level WC and a large double shower cubicle with a rainfall mains power shower fitted. The suite is matched with matt black fixtures, offers an obscure UPVC double glazed window to the rear, has full tiling throughout and a wall mounted heated towel rail.

**Boot room**
4' 9" x 4' 8" (1.45m x 1.41m)
The boot room is conveniently located near the entrance door. It offers a UPVC double glazed window to the rear and provides a versatile space to accommodate coats, shoes or used as a home office/hobby room.



**BALCONY**

Extending off the lounge and accessed via a set of UPVC double glazed patio doors, the enclosed wooden decked veranda offers a space to enjoy the beautiful scenic rural views from an elevated position. The base of the veranda is laid to artificial grass, providing a colourful and cushioned space to enjoy all year round.

**FRONT GARDEN**

The property is accessed from the roadside via a a side pathway leading to concrete steps with grab rails. A gently sloped grass embankment provides a natural division and gives some separation from the roadside. At the head of the steps, the pathway widens and levels, with a tall wooden side gate giving access to the enclosed side and rear gardens.

**GARDEN**

The good sized enclosed rear garden offers a level patio area, two level side areas, ideal for positioning store sheds and a generous, a gently sloping lawned area and the garden is fully enclosed by modern feather edge wood fencing.



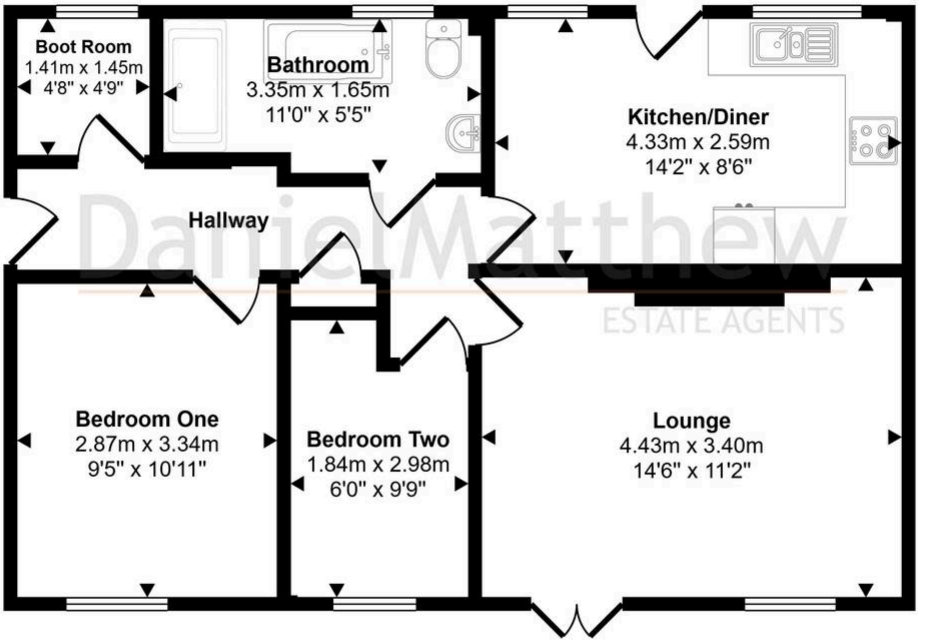








**Approx Gross Internal Area**
**58 sq m / 623 sq ft**




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.