



£99,995

EPC Rating 'D'

8 Woodfield Terrace
Tir Y Berth
Hengoed
CF82 8AH

IDEAL FIRST TIME BUYERS/FAMILY HOME! This well presented three bedroom semi-detached property offers a generous open plan lounge/diner, fitted kitchen, to the first floor are three bedrooms & family bathroom, large garden to the rear.



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Enter via UPVC front door to:

ENTRANCE HALL

Papered walls, textured ceiling, radiator, stairs to first floor, under stair storage area, door to:

LOUNGE/DINER

22' 04" x 19' 07" (6.81m x 5.97m)

UPVC window to the front, papered walls, artex coved ceiling, 2 radiators, carpet, cupboard houses gas combi boiler & room for storage, UPVC window to the rear.

KITCHEN

11' 10" x 10' 10" (3.61m x 3.3m)

Fitted kitchen comprises of a stainless steel single drainer sink unit, wall & base units with round edged work top surface finish, plumbed for automatic washing machine, gas cooker point, finished with tiled splash backs, emulsion walls, artex coved ceiling, tiled floor, radiator, UPVC window to the rear.

REAR PORCH

Emulsion walls, artex ceiling, tiled floor, UPVC door to the rear garden

DOWNSTAIRS W/C

Low level WC, small wash hand basin with tiled splash backs, tiled floor, radiator, UPVC window to the side.

TO THE FIRST FLOOR

LANDING

Gives access to 3 bedrooms, bathroom & the loft, UPVC window to the front.

BEDROOM ONE

11' 09" x 09' 01" (3.58m x 2.77m)

Papered walls, emulsion ceiling, radiator, carpet, UPVC window to the front.

BEDROOM TWO

11' 09" x 10' (3.58m x 3.05m)

UPVC window to rear, papered walls, emulsion ceiling, radiator, carpet.

BEDROOM THREE

10' 06" x 6' 10" (3.2m x 2.08m)

Papered walls, emulsion ceiling, radiator, carpet, UPVC window to the rear.

BATHROOM

Low level WC, pedestal wash hand basin & shower enclosure, shower is electric, tiled around shower area

& splash backs to sink, emulsion finish to walls & ceiling, radiator, small UPVC window to the side, heavy duty flooring.

TO THE OUTSIDE

To The Front

Front forecourt area, adapted for disabled use, concrete path along side of house to the rear.

To The Rear

Good size enclosed rear garden, patio area & lovely flat garden mostly lawn, panelled fence surrounding, outside tap, garden shed.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

