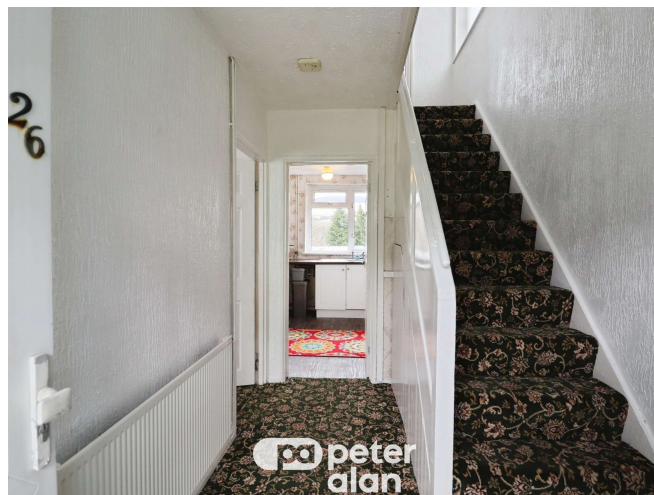




Woodland Road, offers over £130,000

- Separate Plot Included
- Semi-Detached
- No On-Going Chain
- Outstanding views
- Generous Accommodation
- EPC Rating: C



 3  1  2



About the property

3-Bedroom Semi-Detached Home with Exceptional Potential & Additional Land

Situated in a scenic location, this three-bedroom semi-detached property offers a unique opportunity for those looking to take on a full renovation. While the home is of non-standard construction and requires modernising, its generous plot and stunning surroundings make it a standout prospect.

The ground floor features a traditional layout including a hallway, kitchen, and living area. Upstairs, the property houses three bedrooms and a family bathroom. This is a blank canvas ready for a complete internal redesign to suit modern tastes.

The exterior is the true highlight of this listing. The property boasts outstanding, far-reaching views to the rear, providing a peaceful and picturesque backdrop. In addition to the immediate rear garden, the sale includes an extra piece of land located further to the rear, offering excellent potential for landscaping, cultivation, or potential outbuildings or building plot (subject to necessary planning consents).



Accommodation

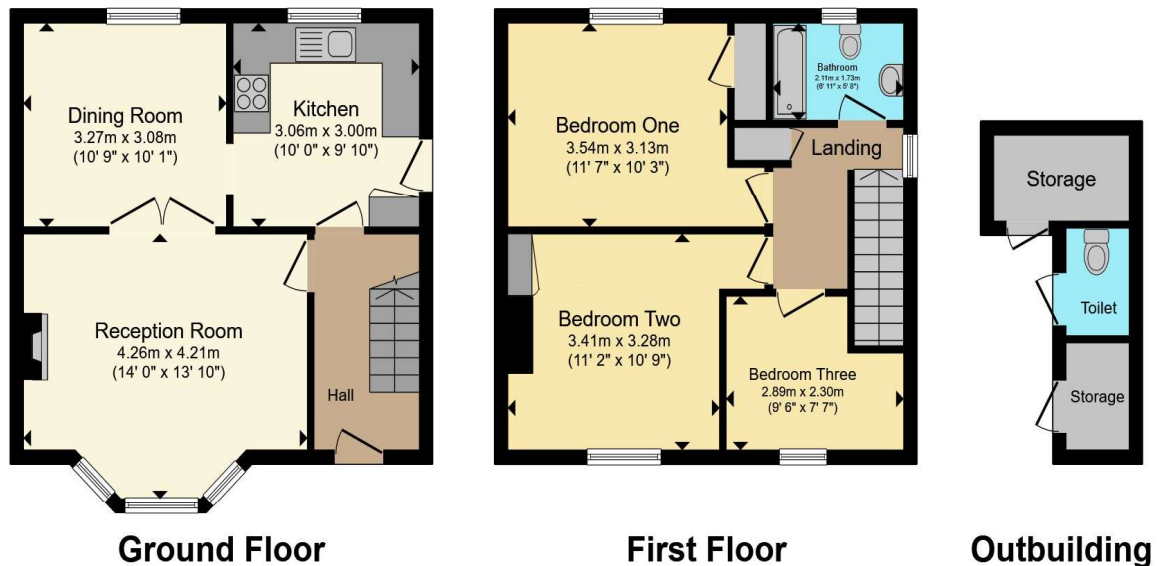
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01656 736136

maesteg@peteralan.co.uk

Floorplan



Total floor area 89.2 m² (960 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

pa peter
alan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan