

for sale

£235,000



## Bryngwyn Close HEREFORD HR1 1EW

A spacious three bedroom property located within walking distance to Hereford City Centre. Benefiting from two reception rooms, a modern kitchen, off road parking and an enclosed garden.



# Bryngwyn Close HEREFORD HR1 1EW

## Entrance Porch

Two wall light points and further door leading into the dining room.

## Dining Room

15' 2" x 9' 2" ( 4.62m x 2.79m )

Double glazed windows to front and rear elevations, ceiling light point and radiator.

## Inner Hall

Wall light point, radiator, stairs to first floor and doors into the kitchen and lounge.

## Kitchen

15' 1" x 8' 11" ( 4.60m x 2.72m )

A modern kitchen with wall, base and drawer units, roll top work surfaces, one and a half bowl sink and drainer with mixer taps, integrated oven, electric hob, cooker hood and integrated freezer, space for freestanding fridge, plumbing for washing machine, space for dish washer, wine rack, triple glazed window to front and LED ceiling downlights.

## Lounge

15' 3" x 15' 2" ( 4.65m x 4.62m )

Gas fire with mantle, wall light points, radiator and large double glazed, sliding patio door.





## Landing

Ceiling light point, airing cupboard and doors to the following:

### Bedroom One

8' 8" x 15' 1" ( 2.64m x 4.60m )

Triple glazed window to front elevation, two ceiling light points, radiator and built in wardrobe.

### Bedroom Two

9' 4" x 13' ( 2.84m x 3.96m )

Triple glazed window to front elevation, two ceiling light points, radiator and built in wardrobes.

### Bedroom Three

10' 11" x 8' 5" max ( 3.33m x 2.57m max )

Triple glazed window to front elevation, ceiling light point and radiator.

## Bathroom

A white suite comprising; fitted bath, walk in shower cubicle, tiled walls, wash hand basin, WC, spotlights, radiator and triple glazed obscure window to front elevation.

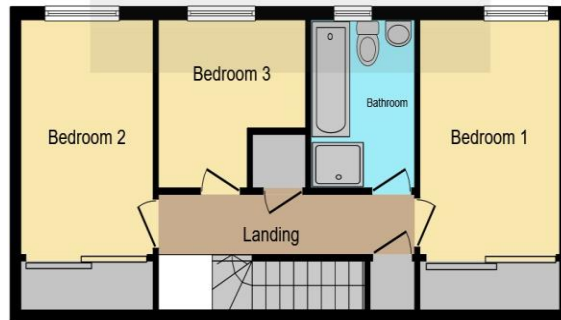
## Garden

A low maintenance garden to the front of the property, completely enclosed by tall hedges and fencing to ensure privacy. Comprising a paved patio area, lawn and garden shed. Additional features include outdoor lighting, tap and gate giving access to the driveway.





**Ground Floor**



**First Floor**

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Property Ref: HER315493 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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