



## Waundeg, offers over £110,000

- Council Tax Band A
- Ideal investment opportunity or first-time buy
- Popular location
- Close to local amenities
- Great transport links
- Cash buyers only
- EPC Rating: D



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## About the property

This three bedroom, semi detached property in a popular location in Tredegar. This property would make and ideal investment opportunity or family home.

The property comprises of an entrance hallway with doors leading to the downstairs bathroom, kitchen and spacious lounge. Stairs to the first floor with a W.C and three spacious bedrooms and views across the garden from the rear aspect. The property benefits from a garden to the front with steps down to the gated entrance with side access to the large low maintenance rear garden. CASH BUYERS ONLY

Viewing highly recommended.



## Accommodation

### Entrance Hall

7' 6" x 9' 8" ( 2.29m x 2.95m )

Stairs to landing. Door to;

### Reception Room

18' x 9' 8" ( 5.49m x 2.95m )

Window to front, storage cupboard. Door to;

### Kitchen

7' 9" x 4' 3" ( 2.36m x 1.30m )

Fitted units, window to rear. Door to;

### Bathroom

7' 9" x 4' 3" ( 2.36m x 1.30m )

### Bedroom One

11' 5" x 11' 5" ( 3.48m x 3.48m )

Window to rear, storage cupboard. Door to;

### Bedroom Two

9' 8" x 12' 8" ( 2.95m x 3.86m )

Window to front. Door to;

### Bedroom Three

5' 9" x 11' 5" ( 1.75m x 3.48m )

Window to front. Door to;

### W.C

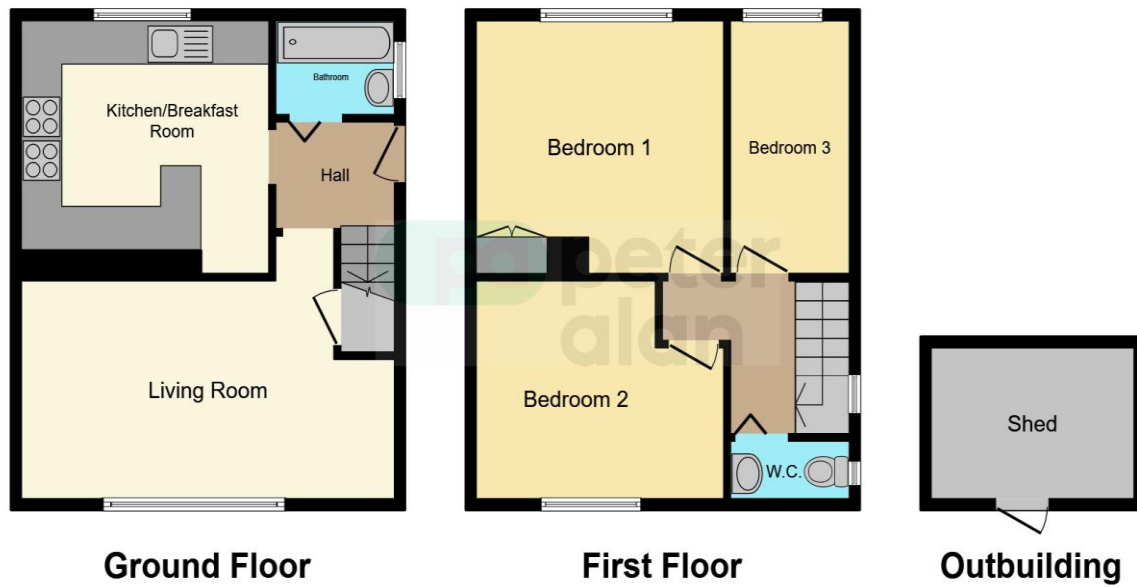
5' 3" x 2' 6" ( 1.60m x 0.76m )

W.C, wash hand basin, window to side.

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## Floorplan



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.focalagent.com](http://www.focalagent.com)

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