



## Brondeg, offers over £150,000

- Chance To Add our Own Stamp
- Enclosed Flat Rear Garden
- Perfect First Time Purchase
- Quiet Sought After Location
- EPC Rating: D



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## About the property

Presenting a charming semi-detached house for sale, ideally suited for first-time buyers or investors. This property is nestled in a sought-after location with local amenities close by, making it a convenient and desirable place to reside.

This house is ripe for transformation, currently in a condition that requires modernising. This offers an exciting opportunity to refurbish and personalise the space to your own taste and requirements, adding value to your investment.

The property boasts three bedrooms, two of which are spacious double rooms, and a cosy single room, making it a suitable choice for a growing family. The house also accommodates two reception rooms. The first of these reception rooms is especially notable, with large windows allowing plenty of natural light to flood the space, creating a bright and airy environment. There is a single kitchen that, like the rest of the house, invites you to put your own stamp on it. The house also features one bathroom, completing the functional aspects of the home. One of the unique features of this property is the garden. This outdoor space provides a wonderful area to relax or entertain, and with a touch of creativity. Overall, this semi-detached house offers a great potential for anyone looking to invest in a property to shape and transform according to their own vision.

## Accommodation

### Bathroom

9' 4" x 8' 8" ( 2.84m x 2.64m )

### Kitchen

9' 8" x 10' 2" ( 2.95m x 3.10m )

### Living Room

17' 4" x 8' 3" ( 5.28m x 2.51m )

### Dining Room

14' x 10' 8" ( 4.27m x 3.25m )

### Bedroom 1

14' x 10' 8" ( 4.27m x 3.25m )

### Bedroom 2

15' 7" x 9' 1" ( 4.75m x 2.77m )

### Bedroom 3

8' 4" x 10' ( 2.54m x 3.05m )





## 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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