

for sale

£325,000



Bryngarth Railway Terrace Access Pontrilas Hereford HR2 0BH

Set in the popular village of Pontrilas, this three-bedroom detached bungalow sits on an elevated plot surrounded by beautiful woodland. With spacious rooms, a private driveway, gardens and a summer house, the property offers impressive potential.

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Approach

The property is approached from a small country lane onto its own private driveway which sweeps uphill to allow for parking for multiple vehicles.

Entrance Hall

A long entrance hall with doors leading to the three reception rooms and two bedrooms.

Lounge

15' 3" x 11' 11" (4.65m x 3.63m)

A generous-sized room which has a dual aspect to side and front with a double glazed bay window, ceiling light point, fireplace with space for a log burner and central heating radiator.

Dining Room

15' x 8' (4.57m x 2.44m)

With windows to both side and rear aspect, ceiling light point and central heating radiator the dining room is ideal for entertaining. There is also a door which leads to the rear.

Kitchen

13' 8" x 9' 8" (4.17m x 2.95m)

With matching wall and base units, integrated electric oven with hob, sink, space for fridge freezer and window to the side aspect and front.

Inner Hall

Door leading to kitchen and bathroom, exterior door leading to front, a built in utility cupboard housing the boiler and space for Washing machine.



Bathroom

Comprising a panelled bath, WC, hand wash basin,

Bedroom One

12' x 11' 1" (3.66m x 3.38m)

Double glazed window to front aspect, ceiling light point and central heating radiator.

Bedroom Two

10' 11" x 10' 5" (3.33m x 3.17m)

Double glazed window to side aspect, ceiling light point and central heating radiator.

Bedroom Three

11' 10" x 10' 11" (3.61m x 3.33m)

With double glazed window to side aspect, two doors leading to both entrance hall and inner hall, fireplace with space for log burner and built in storage. Currently used as a study.

Garden

The gardens and land surround the property and provide privacy and protection. Laid mainly to lawn and include various mature shrubs, that border the property alongside some patio for seating.

Summer House

With double doors leading to a raised patio, windows to side and front aspect and electric connected.





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

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Property Ref: HER315967 - 0013

Tenure:Freehold EPC Rating: E

Council Tax Band: D

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