



## Pencoedtre Road, £235,000

- Traditional Auction - 29th July
- Cash buyers only
- Renovation project - Council Tax Band - E
- Former four bedroom house
- Off road parking and garage
- EPC Rating: F



 2  2  2



## About the property

Attention cash buyers - Investors - Two bedroom detached house, part renovated and formally a four bedroom which could be easily reconfigured to a four bedroom again. Close to local amenities, shops, parks, popular school catchment, easy access to link roads, public transport routes.

## Accommodation

### **Entrance Hall**

### **Wc**

### **Lounge**

10' 5" Max x 14' 6" Max ( 3.17m Max x 4.42m Max )

### **Dining Room**

9' x 9' 8" ( 2.74m x 2.95m )

### **Kitchen**

9' 8" x 9' ( 2.95m x 2.74m )

### **Utility Room**

6' 1" x 5' 8" ( 1.85m x 1.73m )

### **Landing**



### **Bedroom One**

18' 8" Max x 18' 5" Max ( 5.69m Max x 5.61m Max )

### **Ensuite**

### **Bedroom Two**

9' 8" x 18' 6" ( 2.95m x 5.64m )

### **Bathroom**

### **Outside**

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## Floorplan



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