



## Hengoed Hall Drive, £110,000

- Great Transport Links
- Nearby Reputable Schools
- Local Amenities
- Potential To Improve
- Semi Detached
- EPC Rating: C



3 1 1





## About the property

We are delighted to present this three-bedroom semi-detached property, offered for sale and positioned within reach of excellent public transport links and a variety of local amenities. This residence represents a superb opportunity for buyers seeking a project, as the property is in need of renovation, making it an ideal canvas to create a bespoke family home or investment.

Upon entering, you are welcomed by a single reception room, providing a spacious area suited to a range of uses—from relaxing with family to entertaining guests. The property features a kitchen, ready for transformation to meet modern requirements.

The accommodation comprises three well-proportioned bedrooms, including two generous double bedrooms and a further single bedroom, perfectly catering to family needs or those desiring additional guest or study spaces. The home also incorporates a

The property is characterized by several unique features, including a garden that provides a peaceful retreat, a good sized shed and additional parking space.





## Accommodation

### Entrance

### Kitchen

19' 8" Max x 11' Max ( 5.99m Max x 3.35m Max )

### Lounge

19' 9" Max x 11' 5" Max ( 6.02m Max x 3.48m Max )

### Bedroom 1

10' 5" Max x 11' 7" Max ( 3.17m Max x 3.53m Max )

### Bedroom 2

9' 1" Max x 13' 4" Max ( 2.77m Max x 4.06m Max )

### Bedroom 3

10' 10" x 6' 5" ( 3.30m x 1.96m )

### Bathroom

### Garden

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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