

for sale

£230,000



## Bryngwyn Close Hereford HR1 1EW

A spacious three bedroom property located within walking distance to Hereford City Centre. Benefiting from two reception rooms, off road parking and a large corner garden plot. Aswell as a utility room area and downs stairs W.C.



# Bryngwyn Close Hereford HR1 1EW

## Entrance Hall

Frosted windows to the front of the property, two centre light points, two gas central heated radiators, fitter storage cupboards and under stair storage.

## Cloakroom

W.C, frosted window to the rear of the property, one centre light point.

## Dining Room

14' 5" x 8' 9" ( 4.39m x 2.67m )

Window facing the rear of the property, one centre light point, gas heated radiator.

## Kitchen

9' 2" x 11' ( 2.79m x 3.35m )

Five spot lights, door into the utility room, windows to the side of the property, washing machine, integrated gas hob and cooker, microwave, wash basin, wall and floor units.

## Lounge

15' 3" x 5' 7" ( 4.65m x 1.70m )

Windows facing front of the property, sliding French doors to the back, gas fire place, one centre light point, gas heated radiator to the rear.

## Utility Room

11' 3" x 5' 7" ( 3.43m x 1.70m )

Wash basin, windows to the side and rear of property, door to the rear, one centre light point.



## Landing

Centre light point, windows to the front of the property, gas heated radiator, storage cupboards, airing cupboard with gas boiler.

## Bedroom One

9' 4" x 14' 8" ( 2.84m x 4.47m )

windows to the front and rear of property, fitted storage units, one centre light point, gas heated radiator to the rear.

## Bedroom Two

14' 9" x 8' 9" ( 4.50m x 2.67m )

windows to the front and rear of property, built in storage cupboard, one centre light point, gas heated radiator.

## Bedroom Three

8' 7" x 10' 2" ( 2.62m x 3.10m )

window facing the rear of the property, gas heated radiator to the side, one centre light point.

## Bathroom

Frosted window to the rear of the property, five spotlights, panelled Bath, W.C, shower cubicle, wash basin , two central heated towel rails.

## Front Garen

Corner plot, green front, hedge surrounded.

## Rear Garden

Patio from French doors of the lounge, green area, storage shed, access to path, gated access to driveway







**Ground Floor**

**First Floor**

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Property Ref: HER316072 - 0016

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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