

# Pencoedtre Road, £245,000

- Tradition Auction 24th June.
- Cash buyers only
- Renovation project Council Tax Band -
- Former four bedroom house
- Off road parking and garage
- EPC Rating: F









# **About the property**

Traditional auction - 24th June - Attention cash buyers - former four bedroom detached property mid-renovation with off road parking and a garage.

## 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

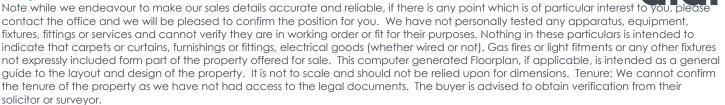


## **Floorplan**



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

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