



34 Heol Deva

Virtual Tour: <https://bit.ly/>

£170000.00

Entrance Hall

Double glazed front door, stairway to first floor, storage under the stairs, ceiling light point, radiator, door to:

Lounge

Double glazed front aspect window. Ceiling light point. Radiator.

4.00m (13'2") x 4.00m (13'2")

Kitchen Diner

Range of floor based kitchen cupboards with work surfaces over, stainless steel sink with mixer tap. Space for freestanding oven and washing machine. Wall mounted boiler, radiator. Doors to lounge, conservatory, utility space and hallway. Window to the rear, ceiling light point.

6.00m (19'9") x 3.00m (9'11")

Storage Room

Window and power points, ample room for storage.

1.00m (3'4") x 5.00m (16'5")

Conservatory

A useful addition to the house, being constructed of UPVC and double glazed windows. Ample space for an additional living area. Double glazed door to the garden.

4.00m (13'2") x 3.00m (9'11")

Landing

Ceiling light point and access to attic space, window to the side. Doors to:

Main Bedroom

4.00m (13'2") x 3.00m (9'11")

Bedroom 2

Window to the rear. Ceiling light point, built in wardrobes, radiator.

3.00m (9'11") x 3.00m (9'11")

Bedroom 3

Window to the front. Ceiling light point, radiator.

3.00m (9'11") x 3.00m (9'11")

Bathroom

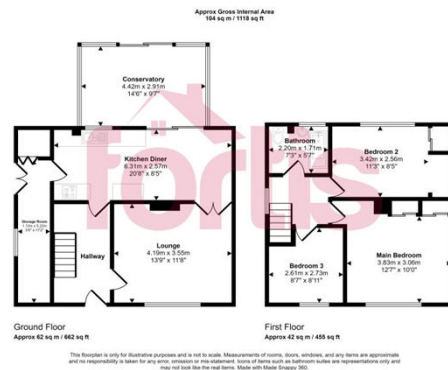
White 3-piece suite comprising of a bath, low level w/c and pedestal wash basin, radiator. Part-tiled walls.

Opaque double glazed window to the rear. Extractor.

2.00m (6'7") x 0.02m (0'1")

Outside

Area of lawn, driveway leading to single detached garage providing off-road parking for two cars. To the rear of the property a patio adjoined to the house and area of lawn.





3 bedroom, semi-detached family home in need of refurbishment.

3 bedroom semi-detached property with conservatory in need of refurbishment. Comprising of 3 bedrooms, 1 bathroom, kitchen diner, lounge and utility room. Situated on a corner plot with garden.



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A		787
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

General Information

Fixtures & Fittings: All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

Tenure: Freehold

Viewing: By appointment only through Fortis

Agent's Notes: While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point.

None of the statements contained in the particulars of this property is to be relied on as statement of fact.

Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



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