



## 9 Longfield Court, Hirwaun, CF44 9NG

£140,000 Freehold

Convenient for Local Amenities • Sought After Location • Semi-Detached Bungalow • Requiring Some Modernisation • Garden with Outbuildings and Greenhouse



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A two bedroom bungalow being in need of some modernisation, being situated within a highly sought after location. The accommodation comprises an entrance hall, kitchen, living/dining room, two double bedrooms, conservatory and bathroom. the property further benefits a front garden, mainly laid to gravel and having a driveway providing off road parking leading to a garage. To the rear is an enclosed garden with two block-built outbuildings and greenhouse.

Agents Note: We are advised this property has solar panels. Further information available from agent.

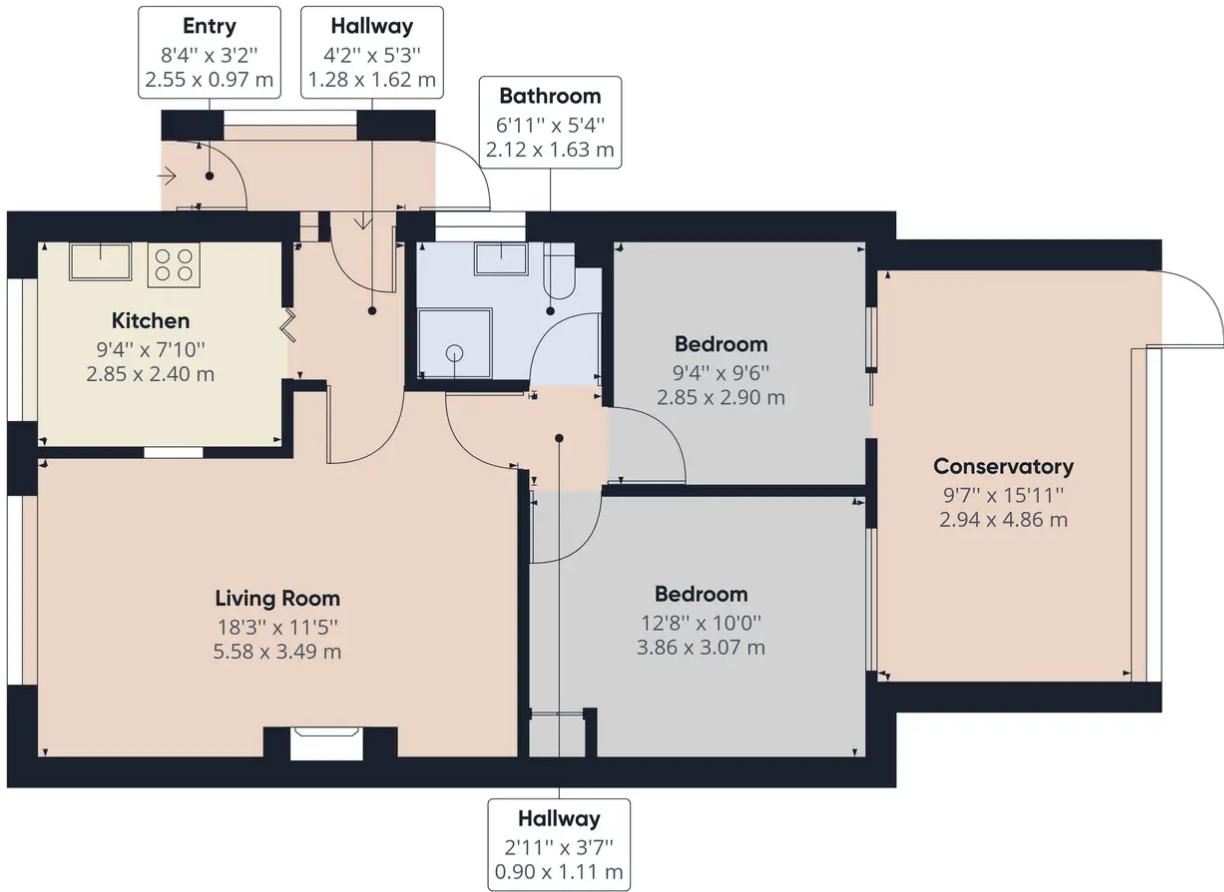


Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B





Approximate total area<sup>(1)</sup>  
800.48 ft<sup>2</sup>  
74.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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