



Pen Y Groes, offers in excess of £340,000

- DETACHED FOUR BEDROOM
- CONSERVATORY
- ENCLOSED REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- MASTER BEDROOM EN-SUITE
- CLOSE TO LOCAL AMENITIES
- EPC Rating: C



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About the property

Situated in a popular development in Oakdale we have a four bedroom detached property with the additional benefit of a conservatory opening onto an enclosed rear garden. Downstairs cloakroom and utility room further add to the appeal of this lovely property.





Accommodation

Entrance Hall Wc

Living Room
14' 5" x 11' 3" (4.39m x 3.43m)
Wood effect laminate flooring, Smooth plastered walls, Double glazed bay window to rear aspect

Dining Room
8' 3" x 9' (2.51m x 2.74m)
Wood effect laminate flooring, Smooth plastered walls, Sliding door leading to conservatory

Kitchen
8' 2" x 12' 5" (2.49m x 3.78m)
Tiled flooring, Fitted base and wall kitchen units, Stainless steel sink, Tiled splash back, Double glazed window to front aspect.

Utility Room
8' 2" x 4' 9" (2.49m x 1.45m)
Tiled flooring, Part tiled walls with smooth plaster, Fitted base and wall storage units, Stainless steel sink, Door to left aspect

Conservatory
9' 4" x 11' 1" (2.84m x 3.38m)
Wood effect laminate flooring, French doors to rear aspect

Master Bedroom
11' 3" x 9' 3" (3.43m x 2.82m)
Carpeted flooring, Smooth plastered walls, Double glazed window to front aspect,
En-suite - Shower cubicle, Handwash basin, WC

Bedroom Two
8' 2" x 13' 1" (2.49m x 3.99m)
Laminate flooring, Smooth plastered walls, Double glazed window to front

Bedroom Three
8' x 10' 8" (2.44m x 3.25m)
Carpeted flooring,, Smooth plastered walls, Double glazed window to rear aspect

Bedroom Four
7' 5" x 8' 6" (2.26m x 2.59m)
Carpeted flooring, Smooth plastered walls, Double glazed window to rear aspect

Bathroom
6' 9" x 11' 4" (2.06m x 3.45m)
Wood effect tile flooring, Part tiled walls with smooth plaster, Bath with shower over top, Handwash basin, WC, Double glazed window to rear aspect

Garden
Decked area, Grass lawn, Shed/storage

01495 231199

blackwood@peteralan.co.uk

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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