



## Llys Cyncoed, £360,000

- Fantastic modern family home
- Updated & Improved
- Contemporary finish
- Driveway
- Landscaped garden
- Sought after location
- EPC Rating: C



 4  2  2



## About the property

This superb, modern four-bedroom detached family home is situated in a highly sought-after area of Oakdale, occupying a prime position within the neighbourhood. The property has been extensively updated and improved throughout, offering exceptionally well-presented accommodation.

The ground floor features a welcoming hallway, a versatile study or playroom, a contemporary kitchen that opens into a spacious dining area, and a convenient cloakroom with WC. On the first floor, there are four generously sized bedrooms, including a master with its own ensuite, along with a stylish family bathroom.

Externally, the home benefits from a recently resurfaced resin driveway at the front, while the rear boasts a beautifully enclosed and landscaped garden, providing an ideal space for outdoor living.

Ideally located, the property is within close proximity to several reputable primary and secondary schools, as well as a wide range of local amenities. A viewing is highly recommended to fully appreciate the quality and space this exceptional home has to offer.



## Accommodation

### Hallway

11' 7" x 11' ( 3.53m x 3.35m )

### Study

9' 10" x 7' 11" ( 3.00m x 2.41m )

### Cloakroom/Wc

### Kitchen

12' x 11' 4" ( 3.66m x 3.45m )

### Dining Room

16' 6" x 7' 8" ( 5.03m x 2.34m )

### Lounge

15' 2" x 9' 11" ( 4.62m x 3.02m )

### First Floor Landing

### Bedroom One

14' 11" x 12' 6" ( 4.55m x 3.81m )

### Ensuite

### Bedroom Two

### Bedroom Three

11' 6" x 9' 4" ( 3.51m x 2.84m )

### Bedroom Four

9' 10" x 8' 5" ( 3.00m x 2.57m )

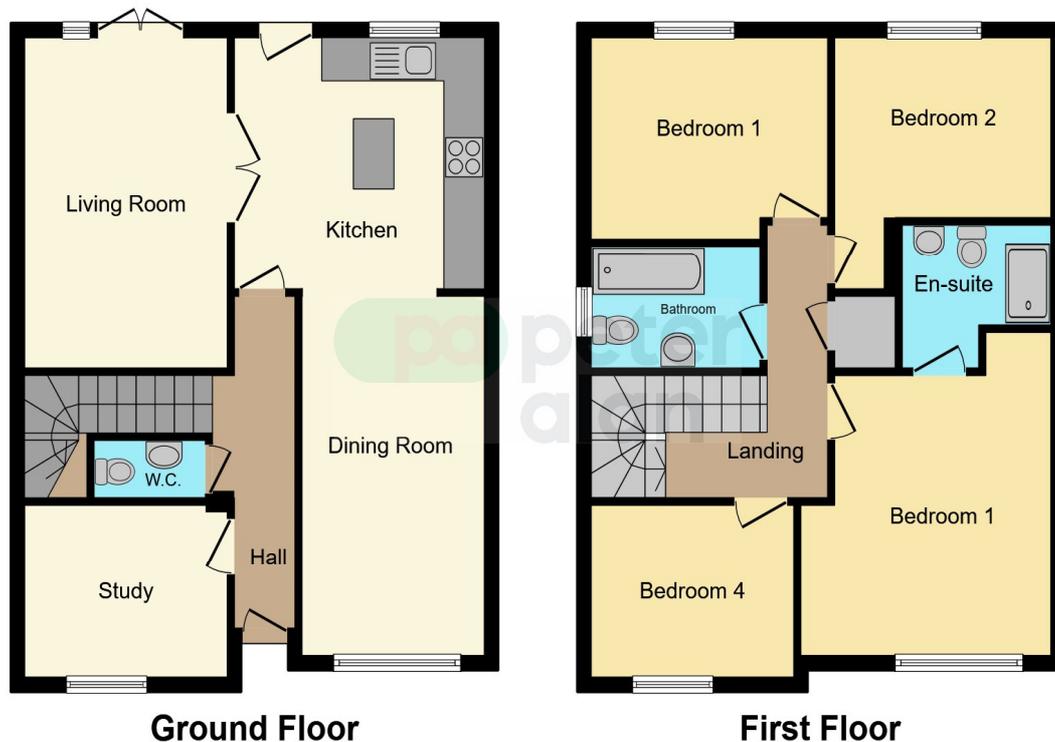
### Family Bathroom

### Outside

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## Floorplan



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