



Oak Alyn Court, Cefn-Y-Bedd LL12 9YT

£280,000

Welcome to Oak Alyn Court, a charming detached house in a sought after location. This attractive detached house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 4 spacious bedrooms, there is ample space for the whole family to unwind and recharge. The property features a bathroom and downstairs wc ensuring convenience for all residents. Spanning across 1,614 sq ft, this house offers a generous amount of living space for you to personalise and make your own. One of the standout features of this property is the parking provision for 3 vehicles, making it ideal for those with multiple cars or guests visiting regularly. Located in a desirable area, Oak Alyn Court presents a wonderful opportunity to create lasting memories in a beautiful setting. The property is situated within a popular residential location in the village of Cefn y Bedd which has excellent access to Wrexham, Chester and Mold and is in the catchment area for the popular Castell Alun High School in Hope. Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing!

- A THREE/FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC & UTILITY AREA
- INTEGRAL GARAGE
- OFF ROAD PARKING
- TIERED REAR GARDEN
- FAR REACHING VIEWINGS TO FRONT ELEVATION
- SOUGHT AFTER LOCATION
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Glazed upvc door, carpet, stairs to first floor, generous storage cupboard, doors to wc, lounge and dining room.

Lounge

Carpet, windows to front and rear, electric fire with complementary surround, door to dining room.

Dining Room

Carpet, patio doors to rear, archway to kitchen, door to ground floor bedroom/office.

Kitchen

Fitted range of wall and base units, complementary worktops, stainless sink/drainage, electric hob, extractor, oven, skylight window, tiled floor, door and window to side hall.

Bedroom/Office

Carpet, window to side with a pleasant view, fitted wardrobes, raised area to rear of room.

Side Hall

Upvc door to front window to side, tiled floor, opening to utility area, external door to rear.

Utility Area

Plumbing for washing machine, fitted cupboards, tiled floor, window to rear.

Bedroom One

Carpet, window to rear.

Bedroom Two

Carpet, window to front with far reaching views.

Bedroom Three

Carpet, window to rear, fitted wardrobes.

Bathroom

Corner bath, wc, bidet and hand wash basin set in vanity, tiled walls and floor, window to front, extractor

Garage

With up and over door, power, low ceiling height.

Outside

Front brick paved drive leading to integral garage, lawn to side, steps up to front door, access to rear garden.

Rear garden with paved area adjacent house Worcester oil fired boiler steps up to lawn with planted area adjacent. Outside tap.

Additional Information

Recently re decorated and new carpets fitted.

Oil fired central heating, upvc external windows except skylight in kitchen.

Train track to rear of garden.

This property is owned by a supplier to Monopoly Buy Sell Rent

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are



accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

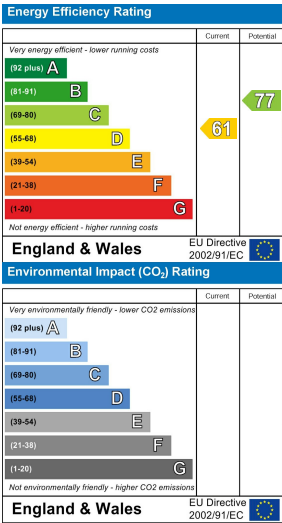
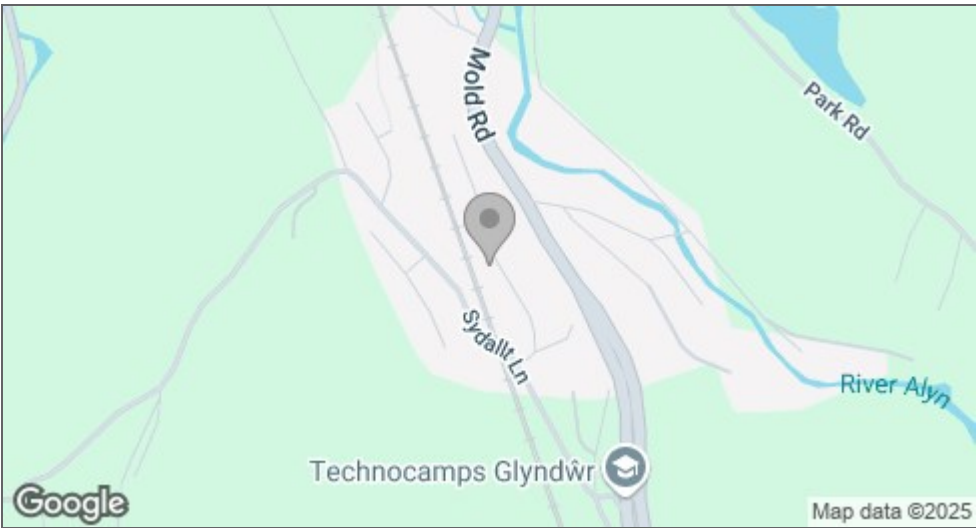
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.











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