



45 Llwyn-on Road | Oakdale | Blackwood | NP12 0LX

NO ONWARD CHAIN * GREAT POTENTIAL TO MAKE YOUR OWN * VERY GOOD LOCATION IN OAKDALE * GOOD OPPORTUNITY TO IMPROVE GARDEN * THREE GOOD SIZE BEDROOMS * TWO RECEPTION ROOMS * NICELY SIZED KITCHEN. Must see for first time buyers, great property to make your own in a highly desirable location.

£165,000

- NO ONWARD CHAIN!
- Lounge & Dining room
- Spacious kitchen
- Good potential throughout
- Great location



Property Description

PORCH

3' 11" x 3' 5" (1.20m x 1.05m) Door to lounge.

LOUNGE

16' 2" x 12' 5" (4.95m x 3.80m) Good size lounge. Window to front. Laminate flooring. Radiator. Archway to dining room.

DINING ROOM

11' 2" x 8' 5" (3.41m x 2.58m) Good space for dining room. Laminate flooring. Stairs to first floor. Understairs storage cupboard. Radiator. Door to kitchen.

KITCHEN

14' 5" x 9' 5" (4.40m x 2.88m) Fitted with light wood wall & base units. Work surfaces with inset sink & drainer. Laminate flooring. Window to rear. Radiator. Door to rear hall.

REAR HALL

5' 7" x 3' 5" (1.72m x 1.05m) Doors to bathroom and rear garden.

BATHROOM

8' 10" x 5' 8" (2.70m x 1.74m) Suite comprising of bath tub, walk-in shower, WC & wash basin. Tiled floor & walls. Window to side. Radiator.

TO THE FIRST FLOOR

BEDROOM ONE

13' 0" x 8' 5" (3.98m x 2.58m) Double bedroom. Carpeted floor. Window to rear. Radiator. Cupboard with Combi boiler.

BEDROOM TWO

12' 5" x 7' 11" (3.80m x 2.42m) Double bedroom. Carpeted floor. Window to front. Radiator.

BEDROOM THREE

9' 1" x 7' 4" (2.78m x 2.26m) Single bedroom. Carpeted floor. Radiator. Window to front.

TO THE FRONT

Level forecourt area.

TO THE REAR

Generously sized garden and level! Patio seating area leading onto chipping area. Offering great potential.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the

sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements