



Fair Oak Close

Landare, CF44 8BT

£275,000



- ** DETACHED 3 BEDROOM FAMILY HOUSE
- ** HIGHLY SOUGHT AFTER LOCATION
- ** PRIVATE FRONT AND REAR GARDENS
- ** DRIVEWAY AND GARAGE
- ** ENTRANCE PORCH, EXCELLENT SIZE OPEN PLAN ENTRANCE HALL.
- ** DOWNSTAIRS CLOAKROOM. 2 RECEPTION ROOMS. FITTED KITCHEN
- ** FIRST FLOOR 3 GOOD SIZE BEDROOMS AND FAMILY BATHROOM
- ** GAS CENTRAL HEATING. UPVC DOUBLE GLAZED WINDOWS AND DOORS

Early viewing is recommended on the spacious well established 3 bedroom detached house situated in a perfect location within easy walking distance of local schools, Dare Valley Country Park with excellent country walks.



Entrance Porch 4'6 x 6'6 (1.37m x 1.98m)

Upvc double glazed widows and door. Tiled floor.

Open Plan Hallway 14'2 x 10'6 (4.32m x 3.20m)

Large picture double glazed windows overlooking front garden. 2 x deep storage cupboards.

Downstairs Cloakroom

Modern suite comprising w.c., and wash hand basin. Part tiled walls. Upvc double glazed window to side aspect. Radiator.

Lounge 10' x 18'2 (3.05m x 5.54m)

Upvc double glazed picture window to rear aspect. Upvc double glazed window to front aspect. Radiator.

Dining room 12'5 x 11' (3.78m x 3.35m)

Tiled floor. Upvc double glazed patio windows to rear garden.

Fitted kitchen 14'4 x 7'7 (4.37m x 2.31m)

With a modern range of wall and base units, ceramic 1 1/2 bowl sink unit. Pantry cupboard. Radiator. Tiled floor. Upvc double glazed window to rear aspect. Door to rear garden.

landing

Upvc double glazed window to front aspect.

Bedroom 1 13'5 x 9'5 (4.09m x 2.87m)

Radiator. Twp double built in wardrobes. Upvc double glazed window to rear aspect.

bedroom 2 9'11 x 14'6 (3.02m x 4.42m)

Radiator. Upvc double glazed window to rear aspect. Built-in wardrobe.

bedroom 3 7'11 x 10' (2.41m x 3.05m)

Radiator. Upvc double glazed window to front aspect.

Bathroom 5'10 x 8'5 (1.78m x 2.57m)

Modern suite comprising bath, wash hand basin and w.c., radiator. Part tiled walls. Upvc double glazed window.

Garage

Up and over door, power and light connected.

outside

Entrance drive. Front garden with paved patio mainly laid to lawn with private hedge surrounding front and rear gardens.

Tenure

Freehold so we are advised by vendor.

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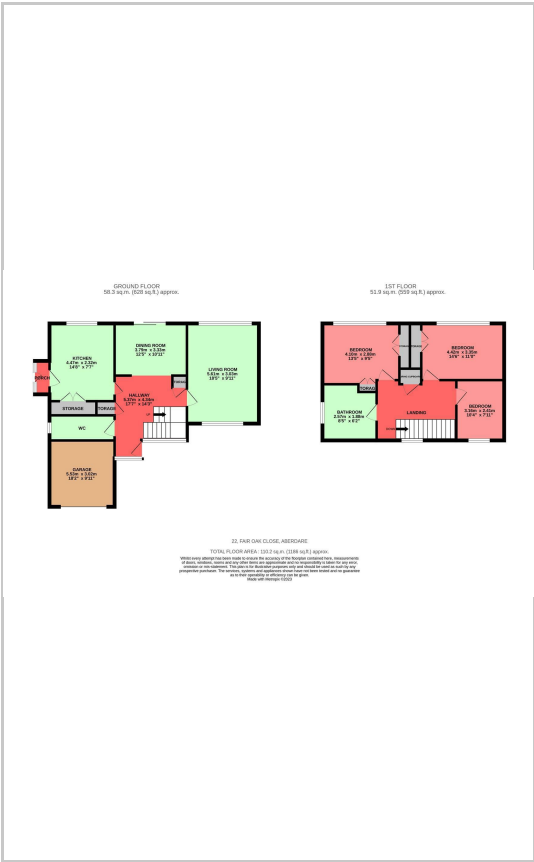
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Area Map



Floor Plans



Energy Efficiency Graph

