



Tir-Berllan, Oakdale

£290,000

- Immaculate detached house
- Driveway
- Single Garage
- Modern well-equipped kitchen
- Nearby Schools
- Primary bedroom with en-suite
- Sought-after neighbourhood location
- EPC Rating: D



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About the property

Offered for sale is this immaculate detached house, reflecting an elegant discernment with its refined finishes. This property features an EPC rating of D and falls within Council Tax Band E, ensuring reasonable cost for your energy requirements and local services.

The house presents a well-appointed layout that includes a single garage, adding the convenience of secure parking or additional storage solutions. Encompassed in this layout are three spacious bedrooms, one featuring its own en-suite for an added touch of privacy and luxury.

For your catering needs, the property encapsulates one well-placed kitchen, seamlessly connected to the dining and living areas. Further embellishing this family home are two substantial reception rooms, providing ample scope for entertaining guests or enjoying precious family moments.

Located in a sought-after neighbourhood, this property offers a wealth of local amenities at your doorstep. Schools are of close proximity, simplifying the morning school runs. Moreover, efficient public transport links are available, providing easy commutes to nearby towns and cities.



Accommodation

Entrance Hallway

Downstairs W.C/ Cloakroom

Lounge

16' 1" x 10' 8" (4.90m x 3.25m)

Dining Room

10' 5" x 8' 9" (3.17m x 2.67m)

Kitchen

10' 5" x 9' 5" (3.17m x 2.87m)

Conservatory

8' 9" x 8' 2" (2.67m x 2.49m)

Bedroom One

12' 8" x 11' 5" (3.86m x 3.48m)

En-Suite

Bedroom Two

10' 5" x 11' 2" (3.17m x 3.40m)

Bedroom Three

10' 5" x 7' 2" (3.17m x 2.18m)

Bathroom

Outside

01495 231199

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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