



OXWICH ROAD, MOCHDRE

OFFERS IN EXCESS OF £230,000



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Blue Turtle Property are delighted to bring to the market this beautifully presented one-bedroom semi-detached bungalow, complete with an office/ study and spacious loft room. Finished to a high standard, the well proportioned accommodation is bright and airy throughout, creating a welcoming and comfortable living environment, thoughtfully designed to maximise space. Set in a sought after location, in a quiet cul- de- sac position, this charming home would appeal to a wide range of buyers, and early viewing is highly recommended to fully appreciate all that this home has to offer.

In brief, the well proportioned accommodation affords: Entrance hallway, lounge, kitchen/ breakfast room. bathroom, w.c, double bedroom and office/ study to the ground floor with spacious master suite to the first floor with three piece bathroom. Externally the property sits on a generous plot with off road parking for three cars to the front, secure gated side access and low maintenance rear gardens. The property further benefits from gas central heating and double glazing throughout.

Early viewing is essential.





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Location

This fantastic property is centrally located in the popular village of Mochdre. Mochdre has a variety of amenities including shops, pub, cafe and school. With a vast amount of transport links also nearby, including access to the A55 and bus routes. Along with parks just a stones throw away, the property boasts idyllic walks from its doorstep. The neighbourhood holds a real sense of community with several events held nearby.

Tenure- Freehold

Council Tax Band- C as on voa.gov.uk





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Accommodation

First Floor

Entrance Hallway -

uPVC door leading in, radiator, access to the lounge, kitchen, bedroom, study, bathroom and w.c.

Lounge -

15' 11" x 11' 11" (4.85m x 3.63m)

Double glazed window to side and front aspect providing distant hillside views, radiator, television point, wood effect laminate flooring, inset log burner.

Kitchen/ Breakfast Room -

12' 3" x 8' 10" (3.73m x 2.69m)

Fitted with a range of wall and base units with complimentary work surfaces over, single drainer sink with chrome mixer tap, space for fridge/ freezer, space for range cooker with steel splashback and extractor fan over, spotlights to ceiling, breakfast bar with work surface over and storage under, double glazed window to side aspect, uPVC door giving access to rear garden, tile effect laminate flooring, door gives access to storage cupboard.

Cupboard

5' 11" x 3' 9" (1.80m x 1.14m)

Double glazed obscure glass window to rear aspect, wall mounted gas central heating boiler.



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Bathroom -

5' 6" x 5' 4" (1.68m x 1.62m)

Panel bath with shower over, wash hand basin, tiled walls, radiator, extractor fan, double glazed obscure glass window to side aspect.

WC -

5' 10" x 2' 5" (1.78m x 0.74m)

Double glazed obscure glass window to side aspect, low level flush w.c, tiled walls.

Bedroom 2 -

12' 0" x 11' 11" (3.65m x 3.63m)

Double glazed window looking out on to rear garden, radiator, door gives access to built in storage cupboard.

Cupboard Two

2' 4" x 2' 1" (0.71m x 0.63m)

Built in shelving.

Study/ Office -

9' 4" x 8' 9" (2.84m x 2.66m)

Double glazed window looking out on to front garden and views beyond, radiator, wood effect laminate flooring, stairs to loft room.



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First Floor Landing

Double glazed window to side aspect enjoying distant countryside views.

Loft Room -

22' 0" x 17' 0" (6.70m x 5.18m)

Double glazed window to front aspect with fantastic countryside views, velux window, two radiators, wood effect laminate flooring, television point, eaves storage, door giving access to en suite bathroom.

En-suite Bathroom -

7' 5" x 6' 3" (2.26m x 1.90m)

Velux window, heated towel rail, tiled walls, tiled flooring, low level flush w.c, wash hand basin with storage under, Jacuzzi bath with shower over, extractor fan.

Garage -

16' 4" x 8' 6" (4.97m x 2.59m)

uPVC door leading in.

Utility Area

Plumbing for washing machine, space for tumble dryer, window to side aspect, low level flush w.c.

Bedroom Area

Window to side aspect.



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Externally

Front

Low maintenance driveway to front with off road parking for three cars, fenced boundaries.

Side

Secure gated side access.

Rear

Tiered rear garden with patio area immediately to rear, steps lead up to a good size decked area with summer house and fenced boundaries.





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SERVICES/ DISCLAIMER-

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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