



Cae'r Delyn, Oakdale

£220,000

- Immaculate semi-detached family home
- Sought-after, well-connected location
- Excellent public transport links
- Pristine move-in ready condition
- Beautifully finished family bathroom
- Close to reputable local schools
- Car Port
- EPC Rating: B



3 2 1



About the property

Presenting to the market this immaculate semi-detached house, perfectly positioned in a sought-after location renowned for its excellent public transport links, proximity to reputable schools, and access to local amenities. This exceptional family home is offered for sale in pristine condition, providing an ideal setting for families seeking modern comfort and convenience.

Upon entering, you are welcomed into a spacious and well-presented reception room, designed for both relaxation and entertaining guests. The layout seamlessly connects to a contemporary kitchen, finished to a high standard and offering ample space for meal preparation and family gatherings.

The property boasts three generous bedrooms, each thoughtfully arranged to maximise comfort and natural light. A stylish family bathroom is also included, featuring modern fixtures and finishes to a superb standard.

Energy efficiency is a key benefit, with the property achieving an impressive EPC rating of B, ensuring reduced running costs alongside environmental responsibility. Further enhancing the appeal, the house falls within council tax band D, providing an attractive balance between quality of living and ongoing outgoings.



Accommodation

Entrance Hallway

Cloakroom/ W.C

Utility Area

6' 7" x 5' 11" (2.01m x 1.80m)

Lounge/Diner/Kitchen

25' 1" Max x 17' 2" Max (7.65m Max x 5.23m Max)

Office

6' 7" Max x 5' 8" (2.01m Max x 1.73m)

Stairs To Second Floor

Bedroom One

12' 2" Max x 10' 3" Max (3.71m Max x 3.12m Max)

En-Suite

Bedroom Two

10' 3" x 9' 5" (3.12m x 2.87m)

Bedroom Three

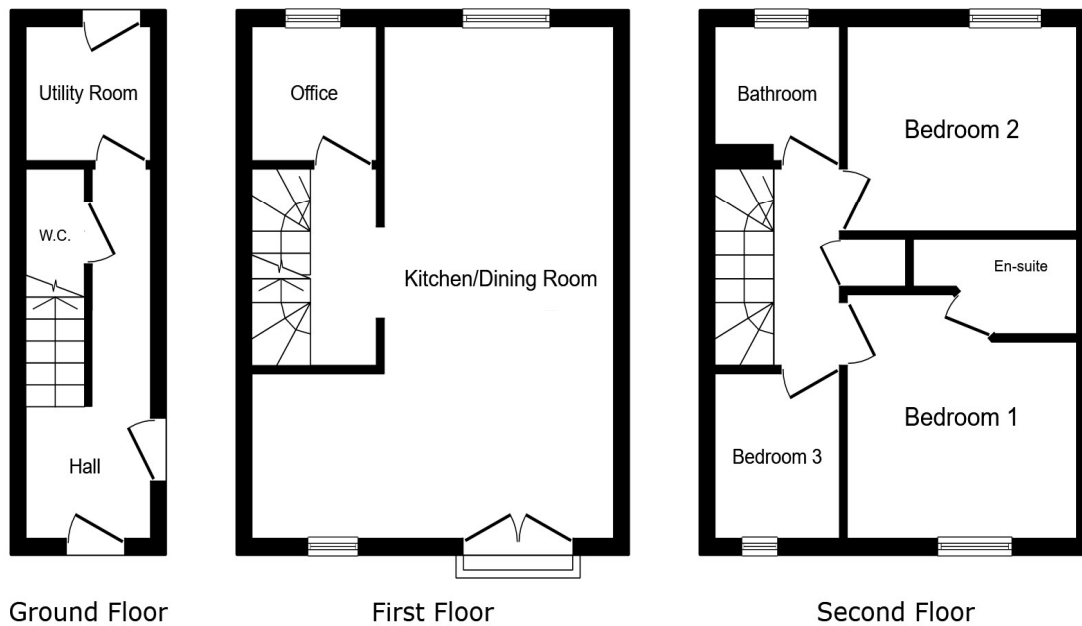
8' 2" x 6' 7" (2.49m x 2.01m)

Outside

01495 231199

blackwood@peteralan.co.uk

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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