Diamonds Sales & Lettings

23 Oak Close Talbot Green, CF72 8RF

£129,950







- SEMI DETACHED
- TWO BEDROOMS

- DRIVE & GARAGE
- ENERGY RATING:D

ACCOMMODATION

Entrance & Hallway

Via uPVC door into long cloak room, uPVC windows to side, tiled flooring to part brick / panel walls to emulsion and panel ceiling, doors to rear garden and to kitchen.

Kitchen 12' 0" x 6' 11" (3.65m x 2.11m)

uPVC window to front, tiled flooring to part tiled and artex walls to artex ceiling, radiator, power points, wooden units and cupboards, electric oven and gas hob, boiler system, door leading to living room.

Living/Dining Room 15' 7" x 12' 1" (4.75m x 3.68m) uPVC window and doors to conservatory, laminate flooring to papered walls to artex ceiling, radiator, power and t.v. points, spiral stairs to first floor.

Bedroom 1 10' 4" x 8' 3" (3.15m x 2.51m)

uPVC window to rear, laminate flooring to emulsion walls and artex ceiling, radiator, power points, fitted mirrored sliding door wardrobes.

Bedroom 2 9' 10" x 7' 4" (2.99m x 2.23m)

uPVC window to front, carpet flooring to emulsion walls and ceiling, radiator, power points, fitted mirrored sliding door wardrobes, storage cupboard, loft access hatch.

Bathroom 7' 2" x 4' 3" (2.18m x 1.29m)

Obscure uPVC window to side, laminate flooring to tiled walls and artex ceiling, radiator, low level w.c., ceramic wash / hand basin, panel bath with over head electric shower.

Outside

Large rear garden consisting of a concrete paved patio leading down to a large grass lawn with trees, plants and shrubs. Side access to front, doors to cloak room and garage. Front garden consisting of a grass lawn, plants and shrubs and a drive for one car leading to the garage.

Garage

Single garage with power supply, up and over door.







MONEY LAUNDERING REGULATIONS 2003: intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily