

# Diamonds

Sales & Lettings

23 Oak Close  
Talbot Green, CF72 8RF

**£129,950**



- SEMI DETACHED
- TWO BEDROOMS

- DRIVE & GARAGE
- ENERGY RATING:D

93 Talbot Road Talbot Green, Pontyclun, CF72 8AE  
Tel: 01443 223300 Email: talbotgreen@diamonds-salesandlettings.co.uk  
www.diamonds-salesandlettings.co.uk

## 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.

