

HOLMES —AND— CASTLE

SALES • LETTINGS • MANAGEMENT

York Avenue, Oakdale, Blackwood

£139,995

Holmes and Castle are pleased to offer for sale this two double bedroom home in the heart of Oakdale village, located within walking distance to the village square with a range of shops, and within catchment area to the highly regarded local primary and secondary schools. The property briefly comprises of a good size lounge with large window allowing plenty of natural light, modern kitchen with breakfast bar, downstairs WC, and access to a level rear garden with side and rear lane access. To the first floor are two excellent proportioned double bedrooms, the master having a storage cupboard housing the combi boiler, large family bathroom with bath and overhead shower. Early viewing essential, ideal rental investment or first time buy.



TWO DOUBLE BEDROOMS

MODERN FITTED KITCHEN

END TERRACE

LARGE FAMILY BATHROOM

LARGE GARDEN

IDEAL FIRST TIME BUY/ INVESTMENT

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ACCOMMODATION

Front Aspect/ Garden

There is a large lawn front garden, access to the rear of the property. Entrance is via a double glazed door into;

Entrance Hallway

Entrance to this property is via a Upvc door into the hallway featuring plastered walls and a textured ceiling. There are stairs leading to the first floor, a doorway which opens into the lounge, and a Upvc double glazed window to the side of the property

Lounge 14' 2" x 11' 5" (4.309m x 3.469m)

This generously proportioned and pleasingly decorated lounge features plaster finish walls ceiling. There is a large UPVC double glazed side window overlooking the front garden two radiators for further comfort and a further door provides access to the;

Kitchen 12' 2" x 9' 0" (3.70m x 2.752m)

This light and spacious kitchen has textured ceiling and plaster finish walls with modern white metro tiles around the work surface plus 2 UPVC double glazed windows overlooking the rear garden. There is space to all kitchen appliances. A sink and draining area are sited within the rolled edge food preparation areas, and a breakfast bar to enjoy a meal, radiator for comfort, access to the lobby and WC and rear garden.

Lobby

Plaster finish to walls and ceiling, under-stairs storage, access to the downstairs WC and Upvc double glazed door leading to the enclosed rear garden

Downstairs WC

The downstairs WC with textured ceiling and partly plastered & tiled walls comprises a low level WC. Double glazed opaque window and radiator offer further privacy and comfort.

First Floor Landing

The landing features textured ceiling, plastered walls, Upvc double glazed window and loft access hatch. Access to bedrooms and main family bathroom

Family Bathroom 8' 2" x 8' 4" (2.485m x 2.544m)

This refreshing spacious modern & bright family bathroom has partly tiled walls and textured ceiling. There is a low level WC,



bath tub with overhead electric shower and modern glass screen, pedestal sink, large radiator and obscure large Upvc double glazed window.

Master Bedroom 9' 5" x 16' 7" (2.865m x 5.056m)

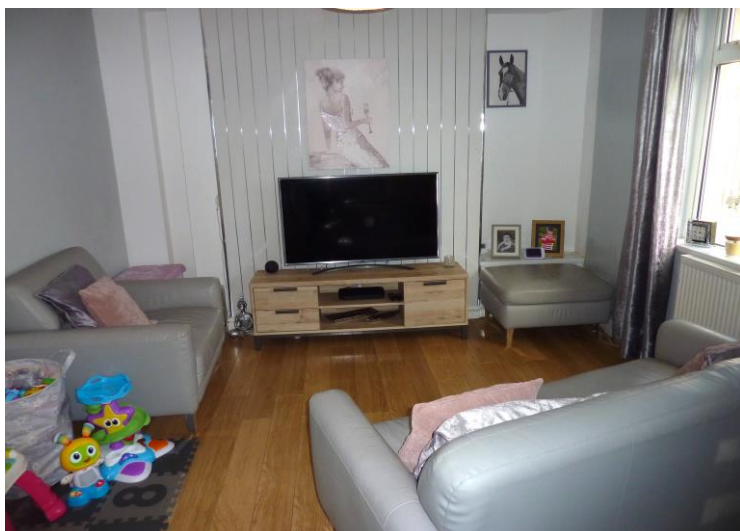
Double glazed window proving lovely views of the front garden, storage cupboard housing combi boiler, radiator for additional comfort, plastered walls and textured ceiling.

Bedroom Two 11' 2" x 9' 9" (3.416m x 2.966m)

The second bedroom features textured ceiling and walls, a double glazed window overlooking the rear garden and radiator provides additional comfort.

Rear Garden

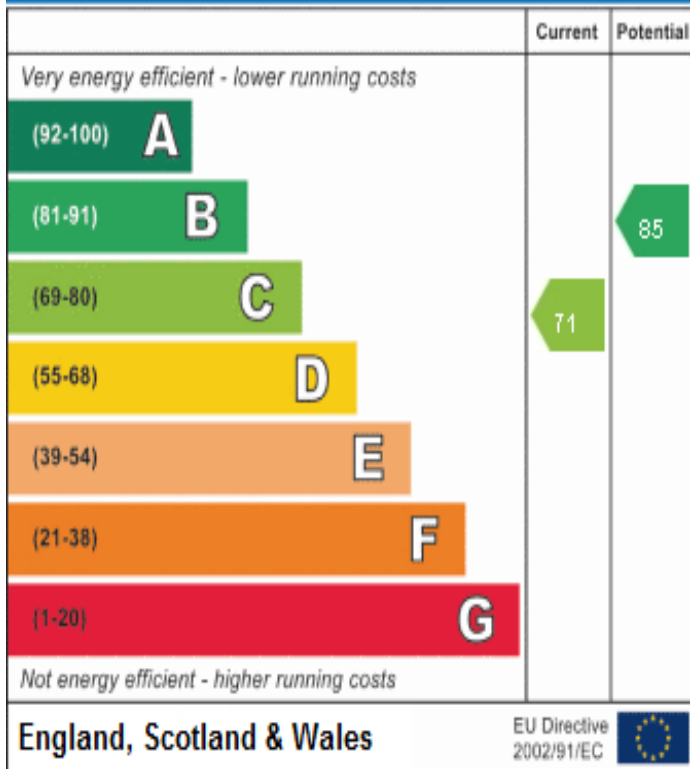
This is good sized enclosed rear garden with significant lawn area plus side access. There is additionally a patio area which would be fantastic to utilise for outdoors entertaining during the summer months.





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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

