

4 bedroom semi-detached house for sale, Palm Grove, Oxton CH43 (189,950 GBP)



Location **Wales, Clwyd**
<https://www.freedasz.co.uk/x-160274-z>

Set over three storeys, Hunters are delighted to offer this four bedroom town house, situated within the sought after location of Oxton. This well designed property makes for an ideal family home. With well appointed accommodation briefly comprises hall, playroom/study (part converted garage), downstairs wc and dining kitchen. On the first floor we have a good sized lounge with balcony and bedroom one with ensuite shower room. The second floor comprises three further bedrooms and family bathroom. The property also benefits from gas central heating, double glazing, driveway and enclosed private rear garden with paved patio and lawn with well stocked borders of shrubs, bushes and trees.

ENTRANCE HALL Radiator, ground floor wc, cloaks cupboard and stairs to first floor landing. Access to part converted garage space offering temporary usage as:-**PLAY ROOM/STUDY** 3.96m (13' 0") x 2.67m (8' 9") **GROUND FLOOR WC** With low flush wc, with wash hand basin inset into vanity unit, radiator, ceramic floor and wall tiling and extractor fan. **DINING/KITCHEN** 4.17m (13' 8") x 3.38m (11' 1") Window to rear, fitted range of wall and base units with rolled edge work surfaces featuring a one and a half bowl stainless steel sink unit. Integrated appliances include double oven, hob and cooker hood, with further fridge freezer, washing machine and dishwasher, radiator, ceramic floor, French doors to rear garden. **FIRST FLOOR** Stairs from entrance hall lead to first floor landing, with radiator, cupboard housing combi boiler, staircase to second floor. **LOUNGE** 4.19m (13' 9") x 3.38m (11' 1") Window to rear, further French doors to balcony, radiator and inset coal effect living flame gas fire. **BEDROOM** 14.24m (13' 11") x 3.23m (10' 7") maximum Two windows to front, radiator, built in wardrobes and shelving. **ENSUITE SHOWER ROOM** Shower cubicle, wash hand basin and lower flush wc. Shaver point, towel ladder, tiled floor and extractor fan. **SECOND FLOOR** Stairs from first floor leading to second floor landing with radiator and loft access. **BEDROOM** 24.22m (13' 10") x 3.23m (10' 7") maximum Window to front, radiator, built in wardrobes. **BEDROOM** 32.97m (9' 9") x 2.06m (6' 9") Velux roof light to rear and radiator. **BEDROOM** 42.84m (9' 4") x 2.03m (6' 8") Velux roof light to rear and radiator. **BATHROOM** Presented with suite comprising panel bath with mixer tap and shower attachment, sink unit inset to vanity cupboard, low flush wc with concealed system, part tiled walls, ceramic floor, towel ladder and extractor fan. **OUTSIDE** Driveway provides off road parking as well as access to single garage (temporarily used as playroom/study.) Rear garden includes extensive lawned area and offers safe enclosure for children and.

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