

174 Ffordd Y Draen
Coity
Bridgend County
CF35 6DQ

£420,000



- Five Bedroom Family Detached Home
- Two Reception Rooms
- Kitchen/Diner/Family room
- Landscaped Garden
- Cloakroom
- Large Ensuite
- Converted Garage Currently Used As Home Office
- Off Road Parking
- Viewings Highly Recommended
- Call To Arranged An Appointment 01656 750764

Ref: PRA10672

Viewing Instructions: Strictly By Appointment Only



General Description

* Five Bedroom Detached Family Home * Daniel Matthew are pleased to offer for sale this well presented and spacious five bedroom detached family home situated on the popular Parc Derwen Estate. Comprising two reception rooms, large kitchen/diner/family room, cloakroom and utility room. To the first floor five bedrooms with large en-suite to Master and family bathroom. Further benefits off road parking leading to a converted garage currently used as a home office. Beautifully landscaped garden to rear. Viewing's are highly recommended, call our team to arrange an appointment 01656 750764.

Accommodation

Entrance

Enter via composite door to hallway, UPVC double glazed window to front aspect, plain ceiling, plain walls, LVT flooring, radiator, stairs to first floor, doors leading to all ground floor rooms, understairs storage cupboard.



Lounge

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator.



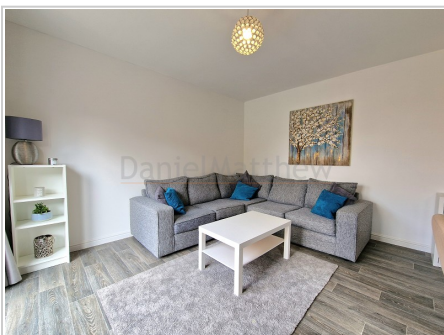
Dining Room

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, LVT flooring, radiator.



Cloakroom/w.c

Plain ceiling, plain walls, low level WC, wall mounted wash hand basin, LVT flooring.



Kitchen/Diner/Family Room

UPVC double glazed window to front aspect, UPVC French doors leading to rear garden. Matching wall base units, integrated hob with extractor hood, built in dishwasher, space fridge/freezer, stainless steel sink/drainer, LVT flooring, radiator, door to utility room.



Utility Room

Composite door leading to side access, plain ceiling, plain walls. Base unit with complementary work surface and upstands, plumbing for washing machine, space for tumble dryer, wall mounted Combi boiler, LVT flooring.

Landing

Plain ceiling, access to loft, plain walls, carpet flooring, airing cupboard, doors leading to all first floor rooms.



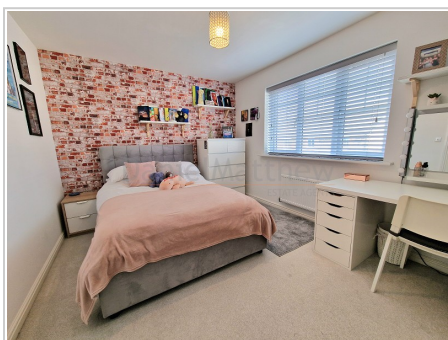
Master Bedroom

Two UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, carpet flooring, radiator, door to en-suite.



En Suite

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, low level WC, panelled bath, pedestal wash hand basin, shower cubicle with over head shower, vinyl flooring, radiator.



Bedroom Two

UPVC double glazed window to front aspect, plain ceiling, plain walls with feature wall, carpet flooring, radiator.



Bedroom Three

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bedroom Four

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bedroom Five

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bathroom

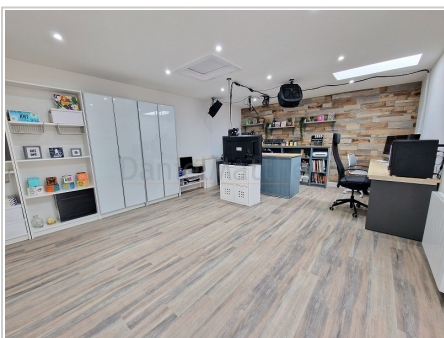
UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, shower cubicle with electric shower, panelled bath, radiator, vinyl flooring.



Outside

Front - Wall boundaries, steps leading to property, off road parking.

Rear - Lovely landscaped South facing rear garden with access to detached converted garage and driveway. A large Indian sandstone patio area is screened by raised sleeper planting beds which contain lighting and an assortment of plants. Wide steps lead to the lower composite decking area, plus a graveled area behind the garage housing an 8' x 6' garden shed to remain.



Garage Conversion

Currently used as a home office, this conversion lends multiple uses. Providing electric, heating and Cat 5 WiFi.

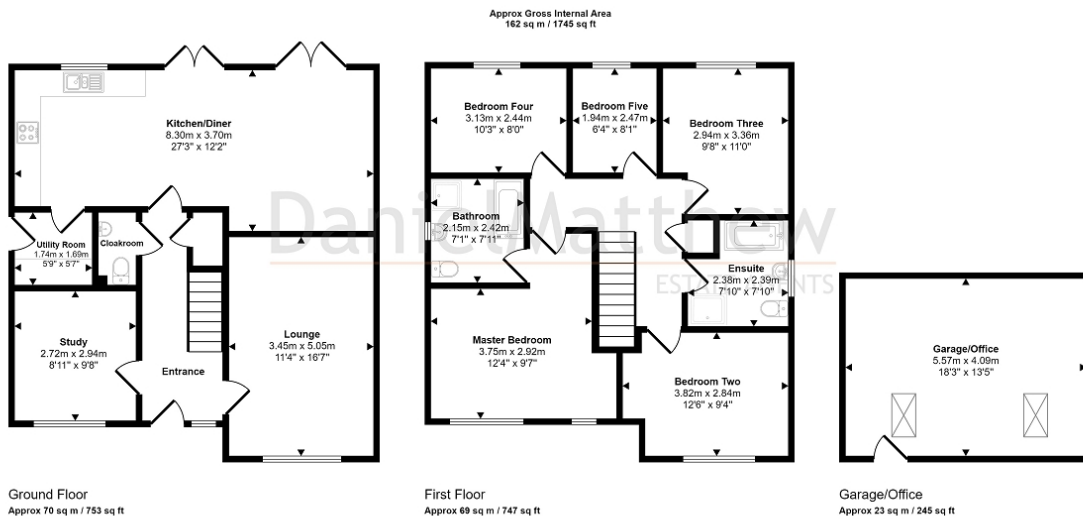
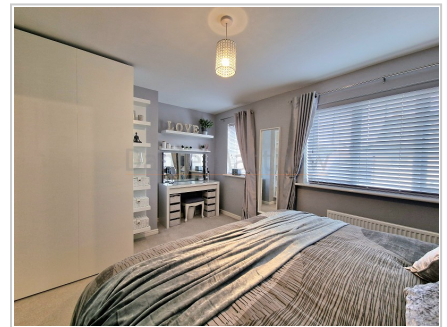
Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: B86

Tenure

We are informed that the tenure is Freehold



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.