



18 Clos Y Coed Castan, Coity

£330,000 Freehold

FOUR BEDROOM DETACHED WITH NO ONGOING CHAIN • LOUNGE • KITCHEN/DINER • UTILITY AND WC • FOUR BEDROOM WITH PRIMARY HOSTING A EN-SUITE • FAMILY BATHROOM • DRIVE TO FRONT AND ENCLOSED GARDEN • INTEGRAL GARAGE (POTENTIAL TO CONVERT TO A SECOND ROOM) • SOLD WITH NO ONGOING CHAIN ON THE POPULAR DEVELOPMENT OF PARC DERWEN



*** FOUR BEDROOM FAMILY HOME WITH NO ONGOING CHAIN*** Daniel Matthew are pleased to offer for sale this well presented four bedroom family home situated on the popular estate Parc Derwen. Comprising hallway, lounge with double doors opening to kitchen/diner, utility room and cloakroom. To the first floor four bedrooms with ensuite to master and family bathroom. Further benefits off road parking, garage, garden to front and rear. With good transport links and easy access to the M4 motorway. This property is highly recommended to view, call our team to arrange an appointment 01656 750764.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Entrance

Enter via main door into the hallway, access to the ground floor and staircase, radiator, plain walls, plain ceiling and laminate flooring.

Lounge

UPVC double glazed to front aspect, plain walls, plain ceiling, laminate flooring, radiator and double doors opening out to the kitchen/diner.

Kitchen/diner

UPVC double glazed window and french doors to rear aspect, Range of wall and base units with complimentary worktops, stainless steel sink, gas hob, electric oven with extractor over, plain walls, plain ceiling, laminate flooring and radiator.

Utility and WC

UPVC double glazed to door to rear aspect, wall mounted boiler, small worktops and space for a washing machine, plain walls, plain ceiling, laminate flooring and radiator.
UPVC double glazed to door to side aspect, low level Wc, pedestal wash hand basin, plain walls, plain ceiling, laminate flooring and radiator.

Landing

Landing with access to first floor rooms, plain walls, plain ceiling, laminate flooring, attic hatch and access to first floor rooms.

Bedroom one

UPVC double glazed to front aspect, plain walls, plain ceiling, laminate flooring, radiator, fitted double storage

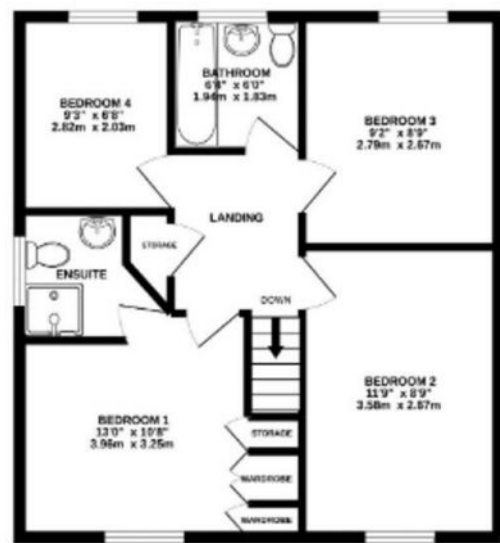
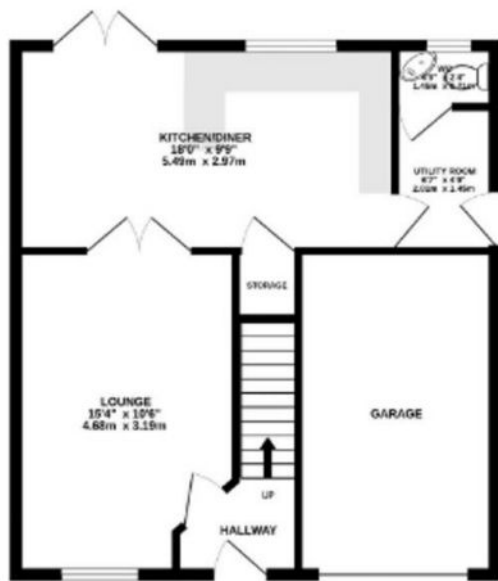


GARDEN

FRONT- Drive and laid to lawn with side gate access. REAR- Fence boundary with laid to lawn, laid to patio to bottom and top of the garden, side gate access.







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