



14 Clos Y Fferm, Coity

£375,000 Freehold

FOUR BEDROOM DETACHED WITH GARAGE ON PARC DERWEN • TWO RECEPTION ROOMS • BEAUTIFUL KITCHEN • FOUR BEDROOMS WITH PRIMARY HOSTING A BEAUTIFUL EN SUITE • FAMILY BATHROOM • GARAGE WITH INTERNAL DOOR ACCESS

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ESTATE AGENTS



Impressive four-bed detached home in Parc Derwen. Features two receptions, modern kitchen, en suite, garage, garden, driveway, and excellent local amenities. Ideal for families and commuters.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- › FOUR BEDROOM DETACHED WITH GARAGE ON PARC DERWEN
- › TWO RECEPTION ROOMS
- › BEAUTIFUL KITCHEN
- › FOUR BEDROOMS WITH PRIMARY HOSTING A BEAUTIFUL EN SUITE
- › FAMILY BATHROOM
- › GARAGE WITH INTERNAL DOOR ACCESS





Entrance Hallway

Spacious hallway with access to the ground floor rooms, plain ceiling, plain walls, Vinyl flooring and radiator.

Lounge

20' 0" x 11' 3" (6.09m x 3.42m)

UPVC window to front aspect and rear UPVC french doors to rear over looking the landscaped garden, plain walls, plain ceiling, carpet flooring, radiator and double internal doors to the hallway.

Dining Room

10' 10" x 11' 1" (3.31m x 3.37m)

UPVC window to front aspect, plain walls, plain ceiling, Vinyl flooring and radiator.



Kitchen

15' 7" x 11' 0" (4.76m x 3.35m)

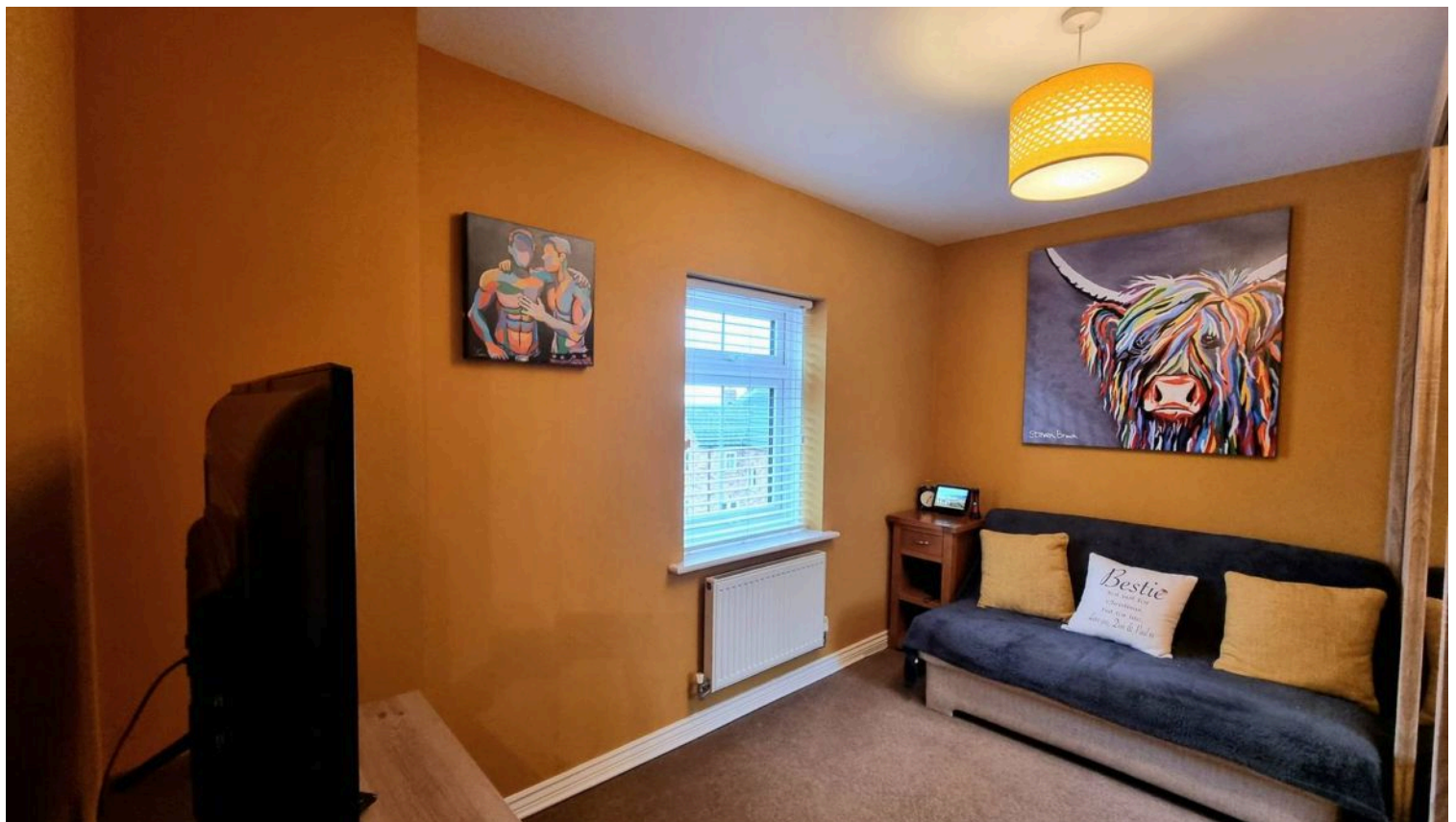
A modern Wren fitted kitchen which includes a range of wall and base units with complimentary work top, tiling to splash back areas and under counter lights, UPVC window to rear aspect and side UPVC door, stainless steel sink with mixer tap, five ring gas hob with extractor over, raised double ovens, integrated fridge/freezer, space for a washing machine, plain walls and ceiling, radiator and ceramic tiled flooring.

Cloakroom / WC

4' 8" x 3' 0" (1.43m x 0.92m)

Low level wc, pedestal wash hand basin, radiator, plain walls and ceiling.

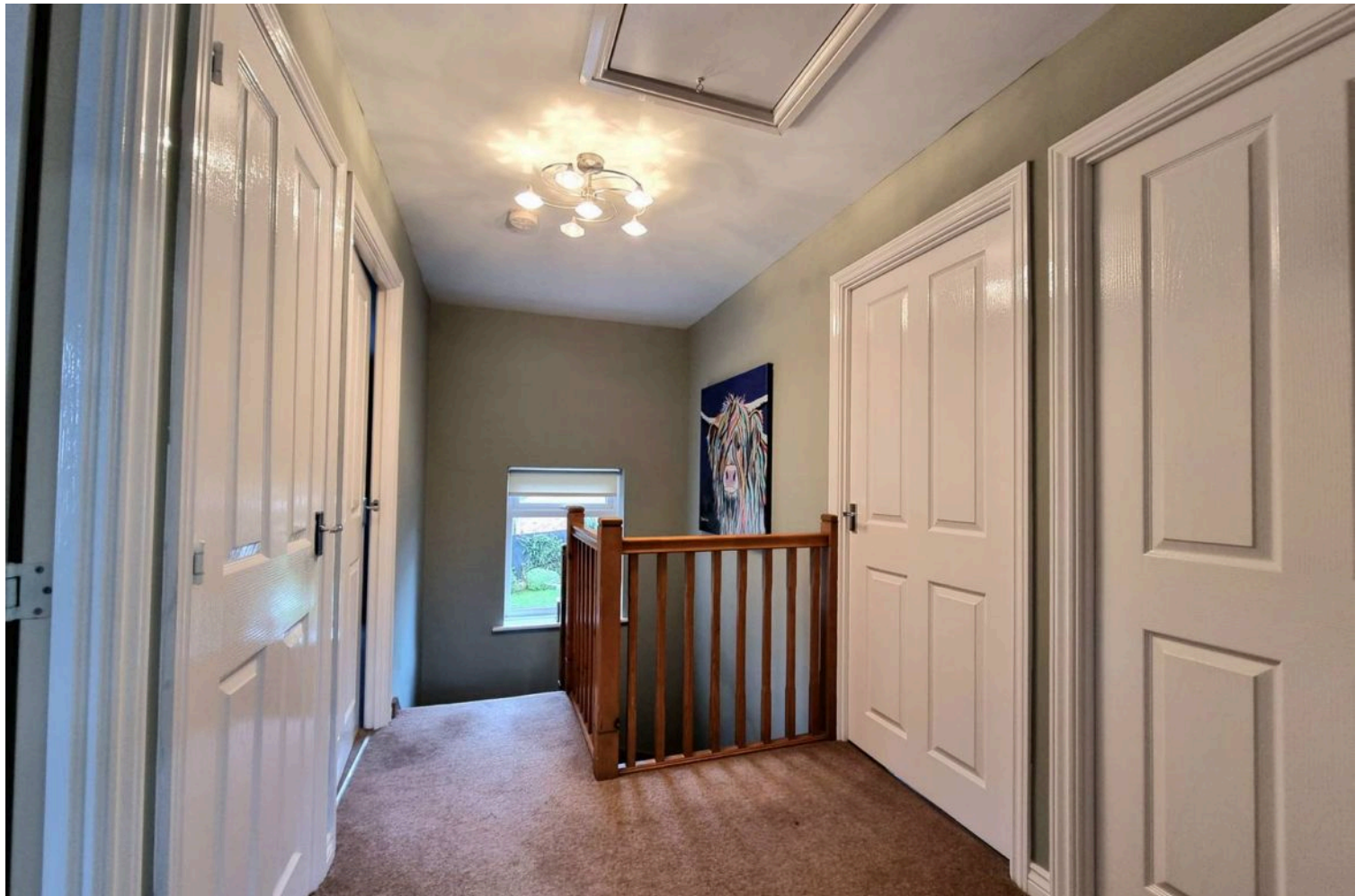
Landing

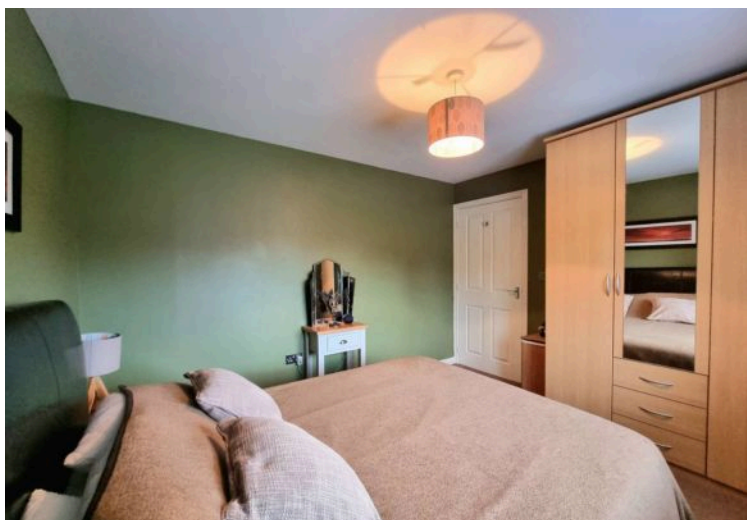
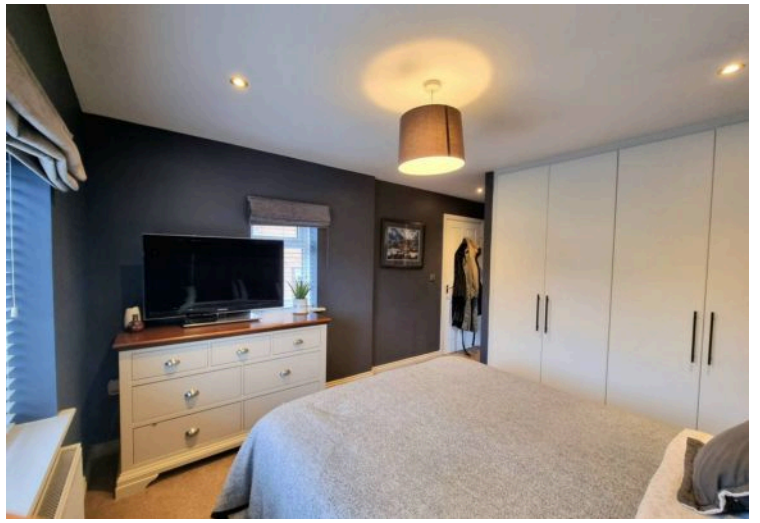


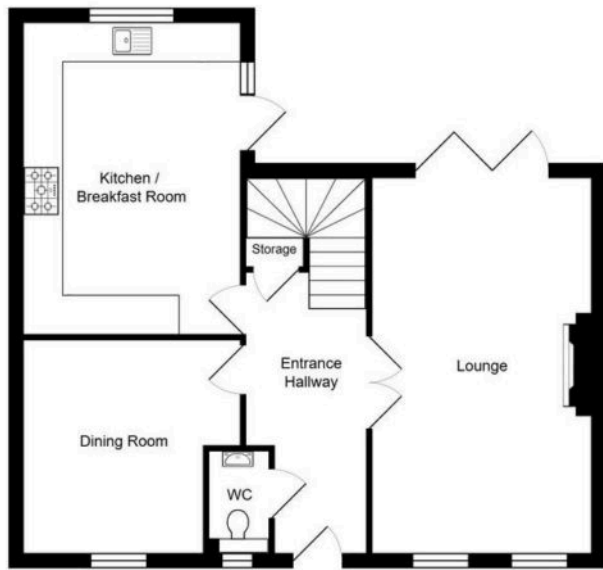
GARDEN

48' 7" x 41' 12" (14.8m x 12.8m)

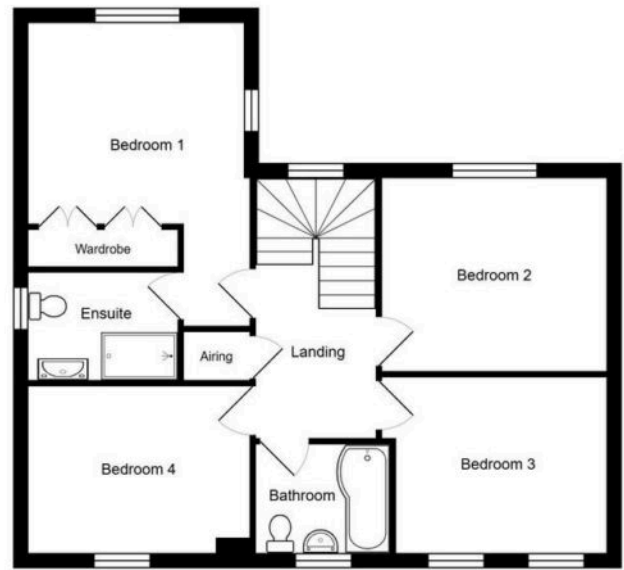
Beautiful landscaped and loved garden with a laid to patio, corner entertaining laid to deck, a lovey lawn with decorative stones, mature foliage, Fence boundary and personal door access to the garage. Electric sockets to the rear of the kitchen and the garage.







GROUND FLOOR



FIRST FLOOR

You can include any text here. The text can be modified upon generating your brochure.

