



Llwyn Derwen, Guide Price £220,000 to £230,000

- Three Bedroom Town House
- Driveway for Off Road Parking
- Enclosed Rear Garden
- Open Plan Kitchen/Diner
- Walking Distance to Schools and Local Amenities
- Excellent Transport Links
- Solar Panels
- EPC Rating: C



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About the property

We are pleased to offer for sale this well-presented three-bedroom semi-detached townhouse, located in the popular Llwyn Derwen development in Ynysddu. Set over three floors, this modern home provides spacious and flexible accommodation, ideal for families or professionals.

The ground floor features a cosy living room, a rear kitchen, and a convenient downstairs WC. The open-plan kitchen/diner offers ample space for cooking and entertaining, with French doors opening onto the rear garden.

On the first floor are two well-proportioned bedrooms and a contemporary shower room. The second floor hosts a generously sized third bedroom and a family bathroom, offering privacy and versatility.

Externally, the property benefits from a private driveway for off-road parking and eco-friendly solar panels to help reduce energy costs. The rear garden provides a pleasant outdoor space for relaxing or socialising.

Situated in a quiet village setting, the home is close to local shops, cafés, and green spaces. Cwmfelinfach Primary School is within walking distance. Excellent transport links include nearby Crosskeys and Llanbradach railway stations, and easy access to the A467 and M4 for commuting to Cardiff, Newport, and beyond.

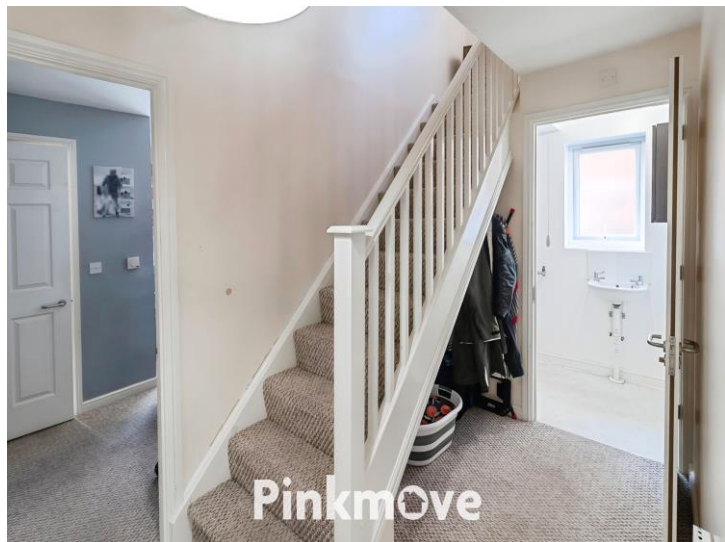
Offered with no onward chain. Early viewing is highly recommended.



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Accommodation

Living Room

11' 6" x 14' 5" (3.51m x 4.39m)
Max Measurements

Kitchen/Diner

10' 3" x 14' 5" (3.12m x 4.39m)

Downstairs Wc

6' 6" x 3' 8" (1.98m x 1.12m)

Bedroom 3

10' 4" x 14' 6" (3.15m x 4.42m)
max measurements

Bedroom 2

11' 7" x 14' 4" (3.53m x 4.37m)
max measurements

1st Floor Shower Room

4' x 8' 9" (1.22m x 2.67m)

Bedroom 1

15' 6" x 14' 5" (4.72m x 4.39m)
max measurements

Bathroom

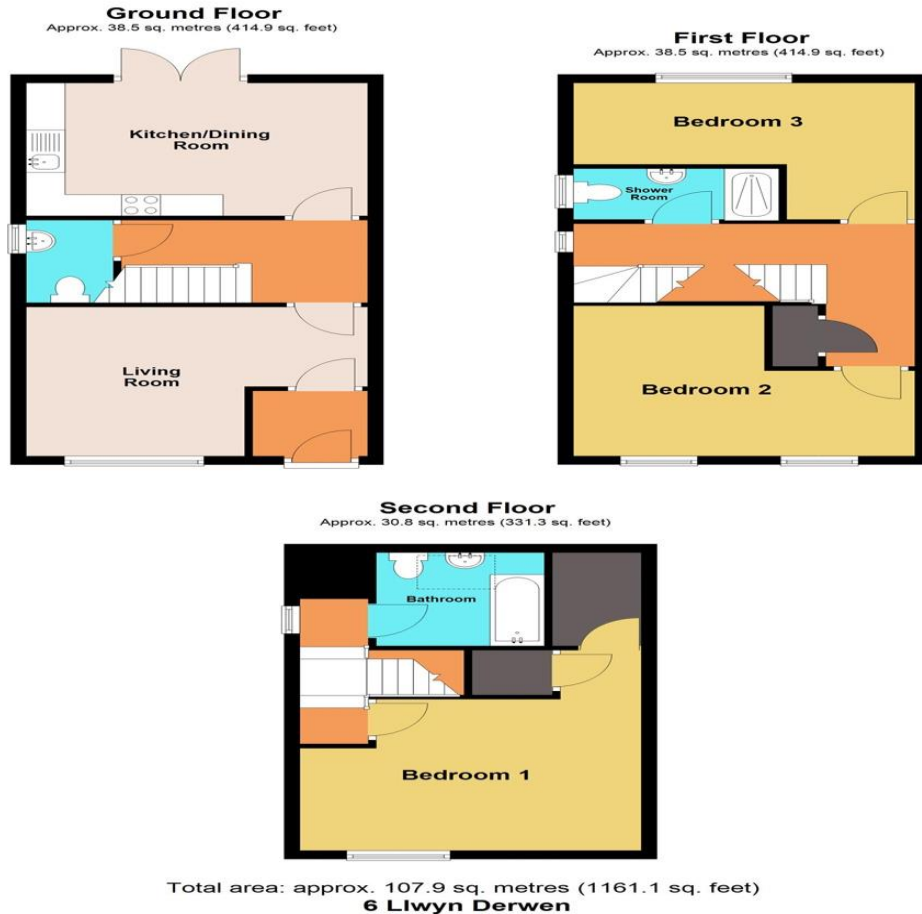
7' 3" x 5' 5" (2.21m x 1.65m)

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Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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