



## Coed Y Ffynnon, £345,000

- NHBC WARRENTY ACTVIE
- Off Street Parking
- Council Tax - Band E
- Garage
- Great School Catchment
- Enclosed Rear Garden
- Close to transport links
- Close to Amenities
- EPC Rating: B



3 2 1



## About the property

Are you hunting for a turn key family home so you can move with minimal stress?

This 3 bedroom family home is perfect for a growing family or people looking for a low maintenance modern home. The property still has an active NHBC warranty. The ground floor consists of a living room, a kitchen/dining room along with a W/C while the first floor is the location of the family bathroom, all 3 bedrooms and the ensuite attached to the master, the interior of this whole house is high quality and move in ready.

The rear garden is enclosed with timber fencing and is mainly laid with lawn. There is also a patio area with pergola, providing ample room for garden furniture along with a gate to the side giving access onto the driveway. Overall the rear garden is low maintenance and perfect for entertaining guests.

The property is located in the sought after area of Dinas Powys, Dinas Powys has consistently been a popular location over the years due to a number of reasons, the location provides you with brilliant transport links into Cardiff City Centre, Barry and Penarth. It is also in a highly sought after school catchment and provides you with more tranquility than city living often provides without having to give up



## Accommodation

**Entrance**

**Family Bathroom**

**Hallway**

**Living Room**

16' 1" x 11' 10" ( 4.90m x 3.61m )

**Kitchen/Dining Room**

15' 1" x 10' 6" ( 4.60m x 3.20m )

**Downstairs W/C**

**First Floor Landing**

**Master Bedroom**

13' 9" x 8' 7" ( 4.19m x 2.62m )

**Ensuite**

**Bedroom Two**

10' 2" x 8' 7" ( 3.10m x 2.62m )

**Bedroom Three**

8' 11" x 6' 3" ( 2.72m x 1.91m )

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let