



## Coed Y Ffynnon, £345,000

- NHBC WARRENTY ACTIVE
- 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

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 convenience. There are also loads of brilliant nature walks around the exterior of Dinas Powys.



## 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 )

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## 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)

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