



## Clos Coed Duon, £230,000

- No Chain
- Driveway
- Sought After Location
- Local Schools
- Council Tax Band : D
- EPC Rating: C



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## About the property

Presenting this admirable detached property set in a highly sought-after location. The property is currently listed for sale and represents an exceptional opportunity for potential homeowners focusing on location and convenience.

The property boasts three well-appointed bedrooms, providing ample living space for a family or professionals. The home is further complemented with a single fully equipped bathroom. The presence of two reception rooms allows for versatile living, offering a separate place for entertainment and relaxation.

A noteworthy feature of the property is the well-designed kitchen, catering to all culinary needs. The kitchen has been designed with functionality in mind, ensuring a pleasant cooking experience.

The property is conveniently located within proximity to nearby schools and local amenities. This prime location adds to the appeal of the property, making it an attractive option for those who value accessibility and convenience.





# Accommodation

**Entrance Hallway**

**Bathroom**

**Living Room**

**Garden**

19' 7" x 9' 8" ( 5.97m x 2.95m )

**Kitchen**

15' 7" x 8' 2" ( 4.75m x 2.49m )

**Dining Room**

15' 7" x 8' 2" ( 4.75m x 2.49m )

**Downstairs W/C**

**Bedroom 1**

11' 8" Max x 8' 2" To Wardrobe ( 3.56m Max x 2.49m To Wardrobe )

**En-Suite**

**Bedroom 2**

11' 8" x 8' 2" ( 3.56m x 2.49m )

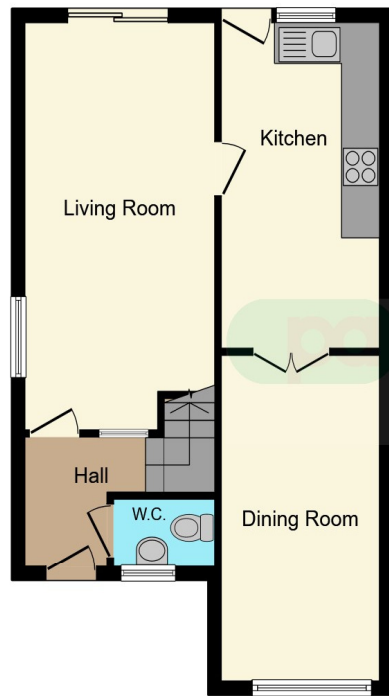
**Bedroom 3**

9' 2" x 8' 5" ( 2.79m x 2.57m )

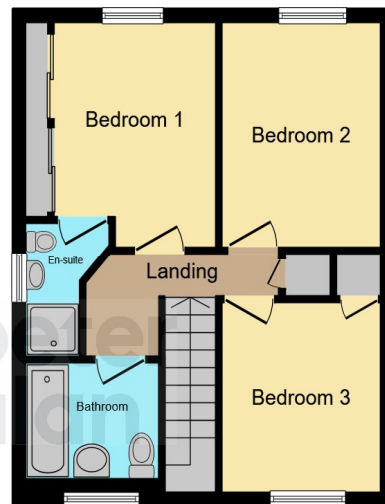
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## Floorplan



**Ground Floor**



**First Floor**

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