



Ffordd Y Grug, offers over £300,000

- 3 bedroom detached family home
- sought after Parc Derwen location
- Driveway with Detached Garage
- Council Tax Band E
- Viewing highly recommended
- EPC Rating: C



 3  1  1



About the property

New to the market is this beautifully presented 3 bedroom detached family home with garage situated in the sought after Parc Derwen Development, Coity.

The accommodation comprises a welcoming entrance hallway, a contemporary open-plan kitchen and dining area featuring modern fitted appliances—including a luxurious built-in coffee maker—perfect for entertaining and everyday family life. The bright and airy dual-aspect living room provides a relaxing space with plenty of natural light, while a downstairs cloakroom adds convenience to the ground floor layout.

Upstairs, you'll find three generously sized bedrooms, including a master bedroom with en-suite shower room, and a beautifully appointed family bathroom. Externally, the property benefits from a spacious rear garden, ideal for outdoor dining and family gatherings, along with a detached garage and private driveway providing ample off-road parking.





Accommodation

Entrance Hall

Kitchen/Diner

18' 5" x 9' 2" (5.61m x 2.79m)

Reception Room

Cloakroom

First Floor

Landing

Bedroom One

15' 6" max x 9' 10" (4.72m max x 3.00m)

Ensuite

Bedroom Two

9' 7" x 9' 4" (2.92m x 2.84m)

Bedroom Three

9' 4" x 6' 2" (2.84m x 1.88m)

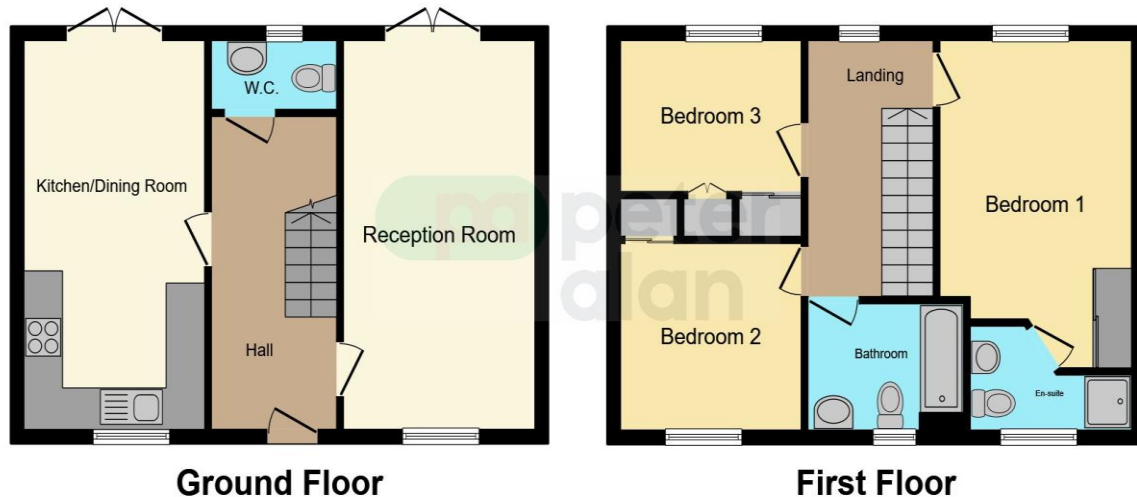
Bathroom

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Floorplan



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