



Llys Derwen

£425,000

- Deceptively spacious
- Four double bedrooms
- Two reception rooms
- Council tax band- F
- Fantastic location
- Garage
- EPC Rating: C



4 2 2



About the property

This family home situated in a cul-de-sac location in Penygawsi is a well presented and deceptively spacious property and is within walking distance to local shops and schools. It has four double bedrooms, two reception rooms, utility room and garage.

Accommodation

Entrance

Enter via uPVC double glazed door to hallway. Door to lounge

Lounge

17' 9" x 21' 1" (5.41m x 6.43m)

Window to front with box bay window. Feature log burner.
Open to dining room:

Dining Room



10' 10" x 12' 5" (3.30m x 3.78m)

uPVC double glazed doors to the side leading onto the patio.
Internal door to kitchen

Kitchen

10' 8" x 10' 3" (3.25m x 3.12m)

Fitted with a range of wall and base units with worktop over.
Space for dishwasher. Integral oven and hob. Stainless steel
sink and mixer tap. Window to rear.

Utility Room

Fitted with a range of wall and base units with worktop over.
Space for washing machine and tumble dryer. Stainless steel

sink and mixer tap. Window and door to rear. Internal doors
leading to wc and family room

Wc

Fitted with a two piece suite comprising of wc and wash
hand basin

Family Room

17' 8" x 9' 9" (5.38m x 2.97m)

uPVC double glazed window and door to front.

Landing

Floorplan



Ground Floor



First Floor

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