



Dyffryn Y Coed, offers in the region of £325,000

- Detached Garage with Driveway
- EV Charging
- En Suite to Master
- Sizeable Plot
- Council Tax Band E
- 2 Years NHBC Warranty Remaining
- EPC Rating: B



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About the property

Positioned on the highly regarded development at Dyffryn Y Coed in Church Village with circa 2 years NHBC warranty remaining. This lovely property is located within a short distance to amenities and Schools as well as the Church Village Bypass which links to Talbot Green and the A470 to Cardiff or Pontypridd.

The stylish accommodation briefly comprises entrance hall, cloakroom, spacious lounge with French doors to rear garden, dining area with French doors to rear flowing from open plan kitchen. To the first floor are three good size bedrooms with en-suite to master plus family bathroom. Externally awaits a detached garage and EV charging point. The property would make an ideal first time home or for your growing family. Viewing highly recommended to arrange your appointment please call our Talbot Green branch on 014443 222851 or alternatively you can arrange your internal viewing at www.peteralan.co.uk



Accommodation

Entrance

As you enter this family home you have open staircase to front hallway with access to cloakroom and doors to lounge and kitchen.

Cloakroom

To the ground floor a great addition to the home is a cloakroom fitted with WC and wash hand basin

Lounge

18' 7" x 9' 8" (5.66m x 2.95m)
Family sized lounge the full length of the property offering a clean and modern outlook with uPVC double glazed window to front and French doors leading to rear garden,

Kitchen

18' 7" x 8' 2" max (5.66m x 2.49m max)
The family kitchen/diner is fitted with a range of cool white gloss wall and base units with wood effect worktops over and fitted with a range of integrated appliances. One and a half Stainless Steel sink unit.

UPVC double glazed window to front and French doors to rear.

Landing

UPVC double glazed window to rear. Doors to all bedrooms, bathroom and airing cupboard. Loft hatch.

Master Bedroom

Large master bedroom with en suite comprising of wash hand basin, shower cubicle and WC. UPVC double glazed window to front.

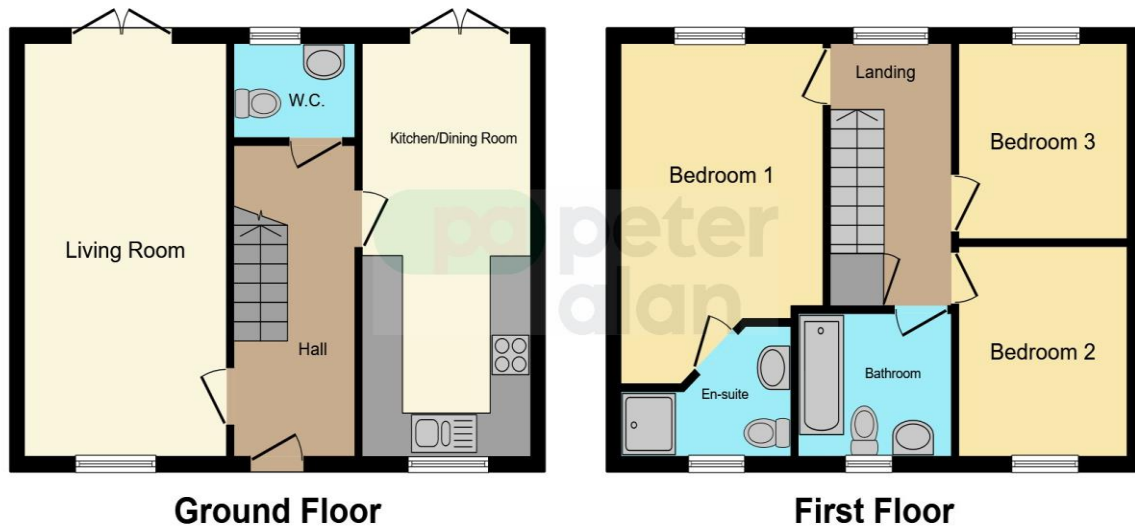
Bedroom Two

9' 5" x 8' 5" (2.87m x 2.57m)
Double bedroom with UPVC double glazed window to front.

Bedroom Three

9' 5" x 8' 5" (2.87m x 2.57m)
UPVC double glazed window to rear. A good size bedroom with views of the rear garden

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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