



Ffordd Y Coetir, £625,000

- Council tax band B
- Double garage
- Modern throughout
- Desired location
- Y- Pant Comprehensive school catchment area
- EPC Rating: B



 4  3  3



About the property

A well-presented four bedroom detached family home located in the village of Llanharan. This beautiful home is within close proximity to local amenities, school and it also benefits from excellent road and rail links. Within the Y-Pant comprehensive school catchment area.





Accommodation

Entrance

The ground floor of the property comprises of a fantastic open entrance hallway, with parquet flooring which leads to all the major downstairs rooms of the house.

Lounge

16' 4" x 10' 1" (4.98m x 3.07m)

The family living room has large UPVC patio doors which leads out into the rear garden. Allowing the living room to be bright with lovely views of the rear space.

Kitchen/Dining Room

20' 6" x 9' 8" (6.25m x 2.95m)

This stylish re-fitted kitchen can be found at the rear of the property, it has been tastefully updated and re fitted. The kitchen includes full gloss cupboards, granite sink, electric hob & oven. Integrated appliances and leads into the utility room which has space for a washer/drier and a downstairs wc. The kitchen also leads into the dining/sitting area.

Landing

Heading upstairs, the staircase rises into a beautiful landing area, with access to all bedrooms, airing cupboard and family bathroom. The bedrooms benefit from inbuilt storage

wardrobes, with the master bedroom benefitting from a lovely en suite shower / bathroom.

Bedroom One

17' 3" x 13' 4" (5.26m x 4.06m)

The master bedroom includes a lovely bathroom. Dressing room with full size inbuilt wardrobes. Plenty of windows to make the room light and enough space for extra storage.

Bedroom Two

13' x 10' 1" (3.96m x 3.07m)

This bedroom includes a UPVC double glazed window to the front of the property. Includes a full fitted wardrobe and access to a jack and jill en suite.

Bedroom Three

9' 8" x 10' 8" (2.95m x 3.25m)

This bedroom has a UPVC double glazed window with views of the rear garden plot. Also has access into a jack and jill en suite.

Bathroom

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Floorplan



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