



Parc Bryn Derwen, offers over £325,000

- council tax band D
- Detached
- Four bedrooms
- Close to local amenities
- Driveway
- Great access links to the M4
- EPC Rating: C



 4  2  3



About the property

This immaculate detached house, perfect for families seeking a serene suburban lifestyle, features modern design with four spacious bedrooms, an open-plan kitchen and dining area, built-in speaker system the property also benefits from a conservatory!





Accommodation

Entrance

The property is entered via UPVC stable door into central hall. Obscure glazed window to front. Stairs to first floor landing. Under stairs storage cupboard. Tiled flooring. Radiator. Pendant ceiling light.

Lounge

10' 8" x 18' (3.25m x 5.49m)

Study

7' 5" x 11' 8" (2.26m x 3.56m)

Large UPVC window overlooking front. Continuation of tiled flooring from hall. Pendant ceiling light. Radiator.

Kitchen

28' 8" x 11' 4" (8.74m x 3.45m)

Fitted shaker style kitchen with features to include: range of wall and base units with granite effect worksurfaces and matching splash backs. Inset Belfast ceramic sink with curved mixer tap. Inset eyeline Neff oven. Fitted wall and base unit with inset Cookmaster seven ring gas hob and double oven with warming drawer and tiled splash back. Space for fridge freezer. Undercounter dishwasher. Open viewing window to conservatory. Opening through to utility. Space for table and chairs with decorative pendant lighting over. Continuation of

flooring from hall. Radiator. Ceiling spotlights. Doors through to conservatory.

Shower Room

Modern suite in white comprising fully tiled shower cubicle with glass screen and wall mounted, mains connected shower and rainfall shower head over. Low level, dual flush WC. Wall mounted wash hand basin with mixer tap and tiled splash backs. Wall mounted vertical towel rail. Loft access hatch. Tiled floor. Pendant ceiling light.

Conservatory

18' x 12' 1" (5.49m x 3.68m)

Double doors opening into conservatory. Glazed to two sides with Polycarbonate roof with light and fan. Tiled flooring. Wall mounted electric heater.

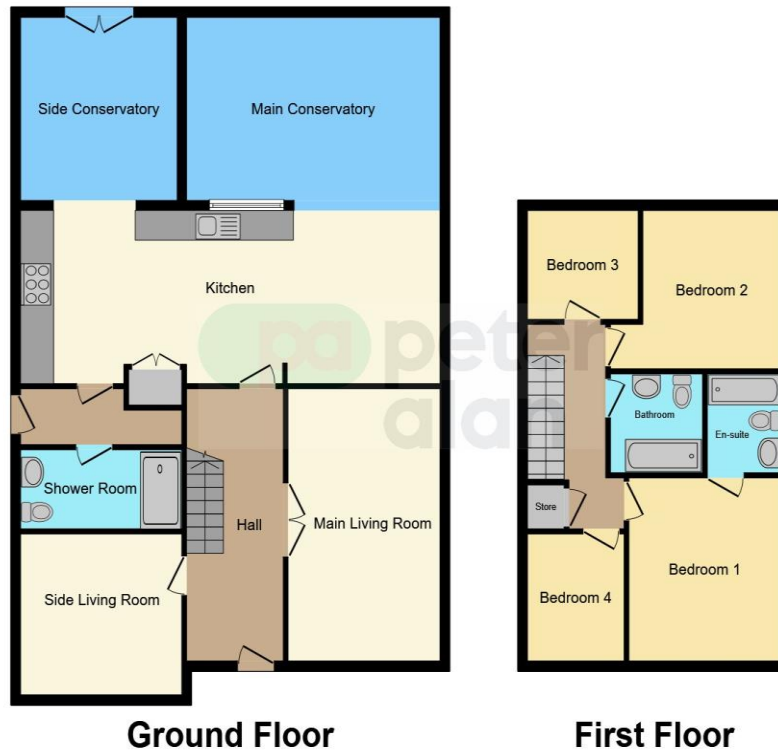
Utility Room

Laminate worktop with space for undercounter washing machine and tumble dryer. French doors opening onto rear garden. Fitted storage units. Tiled flooring. Obscure glazed windows to side. Wall lights.

Landing

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Floorplan



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