



## 51 Ffordd Y Grug, Coity

£305,000 Freehold

Detached Family Home • Three Bedrooms • Spacious Lounge & Conservatory • Modern Kitchen/Diner • Cloakroom, Family Bathroom & En-Suite • Driveway With Garage • Sought After Parc Derwen Location • Virtual Tour Available To View • Easy Access Via J36 Of The M4 Motorway • Ideal Family Home • Front & Rear Garden

**DanielMatthew**  
ESTATE AGENTS



Beautifully presented 3-bed detached home in Parc Derwen with lounge, conservatory, kitchen/diner, en-suite, garage, gardens, and great commuter links. Early viewing recommended.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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### Hallway

Enter via Composite glazed door into welcoming hallway, plastered ceiling, plastered walls, fitted carpet, radiator, staircase leading to first floor, understairs storage, consumer unit, doors leading into ground floor rooms.

### Cloakroom

6' 0" x 3' 9" (1.84m x 1.14m)

UPVC double glazed obscured window to rear aspect, plastered ceiling, extractor fan, plastered walls, radiator, two piece suite comprising low level WC and pedestal wash hand basin.

### Lounge

18' 1" x 9' 8" (5.50m x 2.94m)

UPVC double glazed window to front aspect, UPVC double glazed French doors leading into bright and airy conservatory, plastered ceiling, plastered walls, fitted carpet, radiator.



### Kitchen/Diner

18' 3" x 8' 1" (5.56m x 2.47m)

UPVC double glazed window to front aspect, UPVC double glazed French doors leading to enclosed rear garden, plastered ceiling, plastered walls, tiled flooring, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, integrated fridge/freezer and dishwasher, plumbing for washing



machine, wall mounted gas combination boiler, good sized area for dining table and chairs, radiator.

### **Conservatory**

10' 2" x 8' 11" (3.10m x 2.73m)

Plastered walls, fitted carpet, electric heater, UPVC French doors leading to rear garden.

### **Landing**

UPVC double glazed window to rear aspect, plastered ceiling, loft access, plastered walls, fitted carpet, airing cupboard with radiator, doors leading into all first floor rooms.

### **Bedroom One**

15' 1" x 9' 9" (4.60m x 2.96m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator built in fitted wardrobes with mirrored doors, door leading into en-suite.

### **En-Suite**

UPVC double glazed obscured window to front aspect, plastered ceiling, extractor fan, plastered walls, tiled splashback, fitted carpet, radiator, three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains over head shower.

### **Bedroom Two**

9' 4" x 8' 2" (2.84m x 2.48m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

### **Bedroom Three**

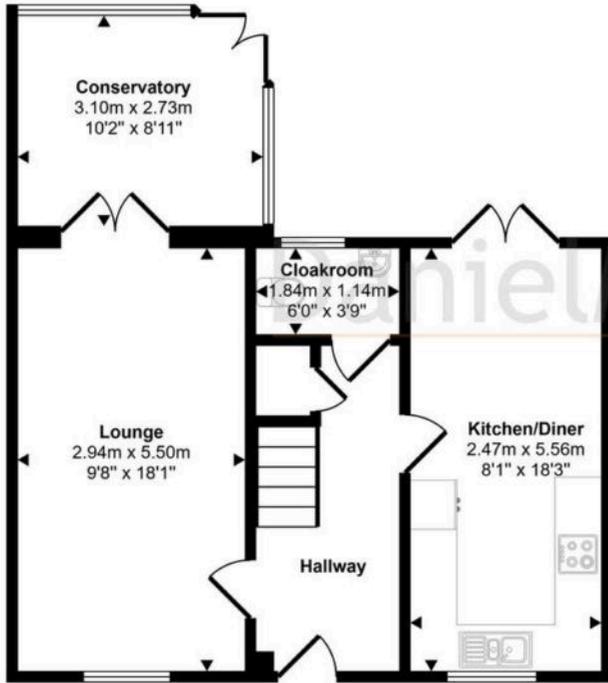
8' 2" x 8' 2" (2.49m x 2.48m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

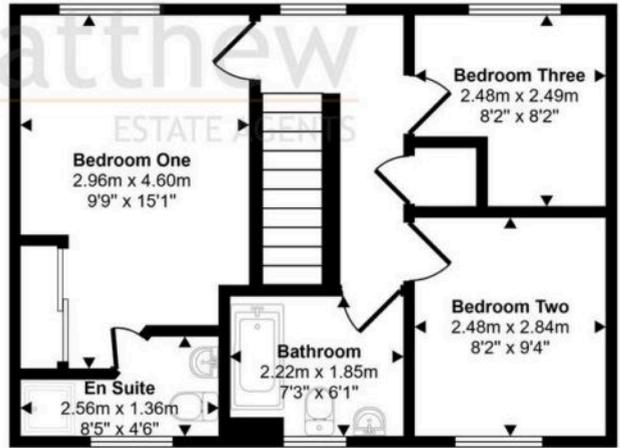




Approx Gross Internal Area  
92 sq m / 993 sq ft



Ground Floor  
Approx 51 sq m / 546 sq ft



First Floor  
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.