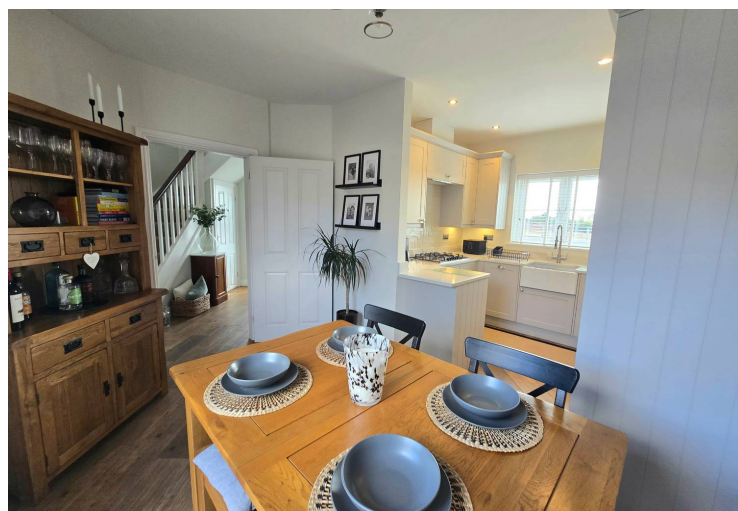
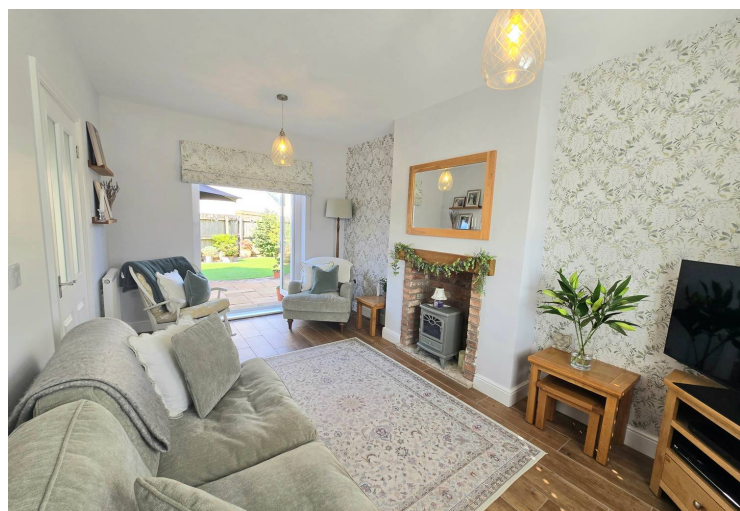




18 Ffordd Yr Hebog, Coity

£285,000 Freehold

BEAUTIFUL THREE BEDROOM CHARLES CHURCH PROPERTY IN PARC DERWEN • RENOVATED KITCHEN/DINING ROOM • COSY LOUNGE WITH RECESS FEATURE FIREPLACE • DOWNSTAIRS STUDY/OFFICE • CLOAKROOM • THREE BEDROOMS WITH PRIMARY BENEFITING A EN SUITE • LANDSCAPED GARDEN WITH ACCESS TO THE GARAGE • CAR PORT WITH TWO PARKING SPACES IN FRONT OF THE GARAGE • SPACIOUS GARAGE WITH PITCH ROOF AND REAR PERSONAL DOOR ACCESSED FROM THE GARDEN • LOCATED WITH A LOVELY OUTLOOK AND CLOSE ACCESS TO THE FIELD

DanielMatthew
ESTATE AGENTS



Stylish three-bedroom semi in Parc Derwen with renovated kitchen, study, en suite, garage, car port, and open field views. Close to schools, shops, and transport. Early viewing advised.

Council Tax band: D

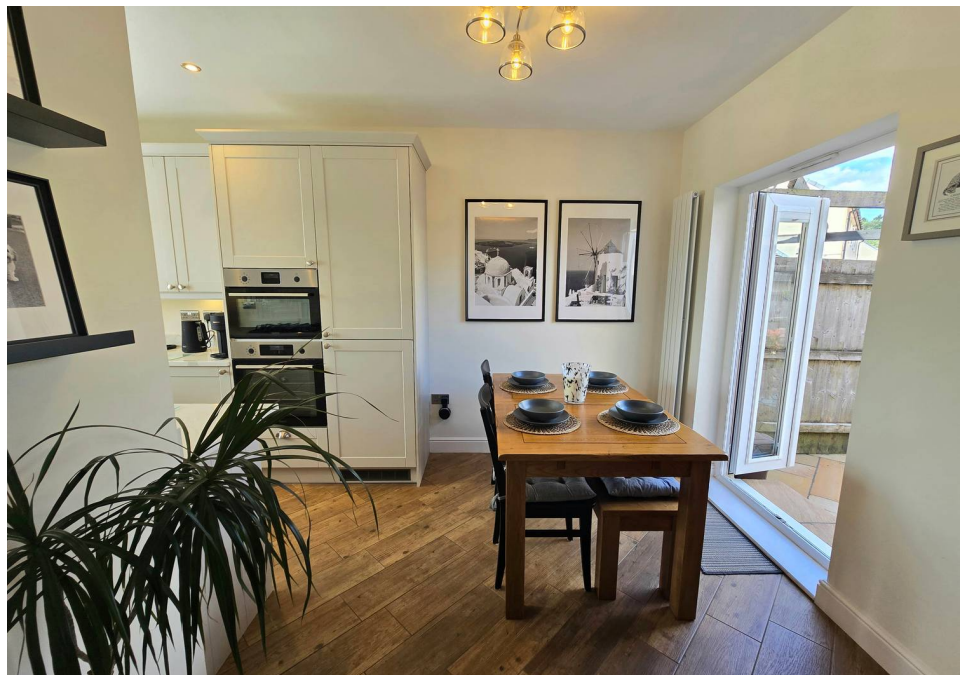
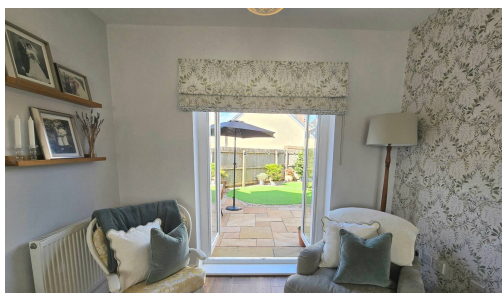
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- › BEAUTIFUL THREE BEDROOM CHARLES CHURCH PROPERTY IN PARC DERWEN
- › RENOVATED KITCHEN/DINING ROOM
- › COSY LOUNGE WITH RECESS FEATURE FIREPLACE
- › DOWNSTAIRS STUDY/OFFICE
- › CLOAKROOM
- › THREE BEDROOMS WITH PRIMARY BENEFITING A EN SUITE
- › LANDSCAPED GARDEN WITH ACCESS TO THE GARAGE
- › CAR PORT WITH TWO PARKING SPACES IN FRONT OF THE GARAGE
- › SPACIOUS GARAGE WITH PITCH DOOR AND REAR PERSONAL DOOR





ENTRANCE

Enter the main door into a bright and welcoming hallway, access to the staircase and ground floor rooms, storage cupboard, tile flooring, plain walls, plain ceiling and radiator.

STUDY

UPVC double glazed window to front aspect, plain walls, carpet flooring, and radiator.

LOUNGE

UPVC double glazed window to front aspect, plain walls, tile flooring, plain ceiling, recess created for a feature fireplace, radiator and rear UPVC double glazed doors opening to the beautiful garden.

KITCHEN/DINING ROOM

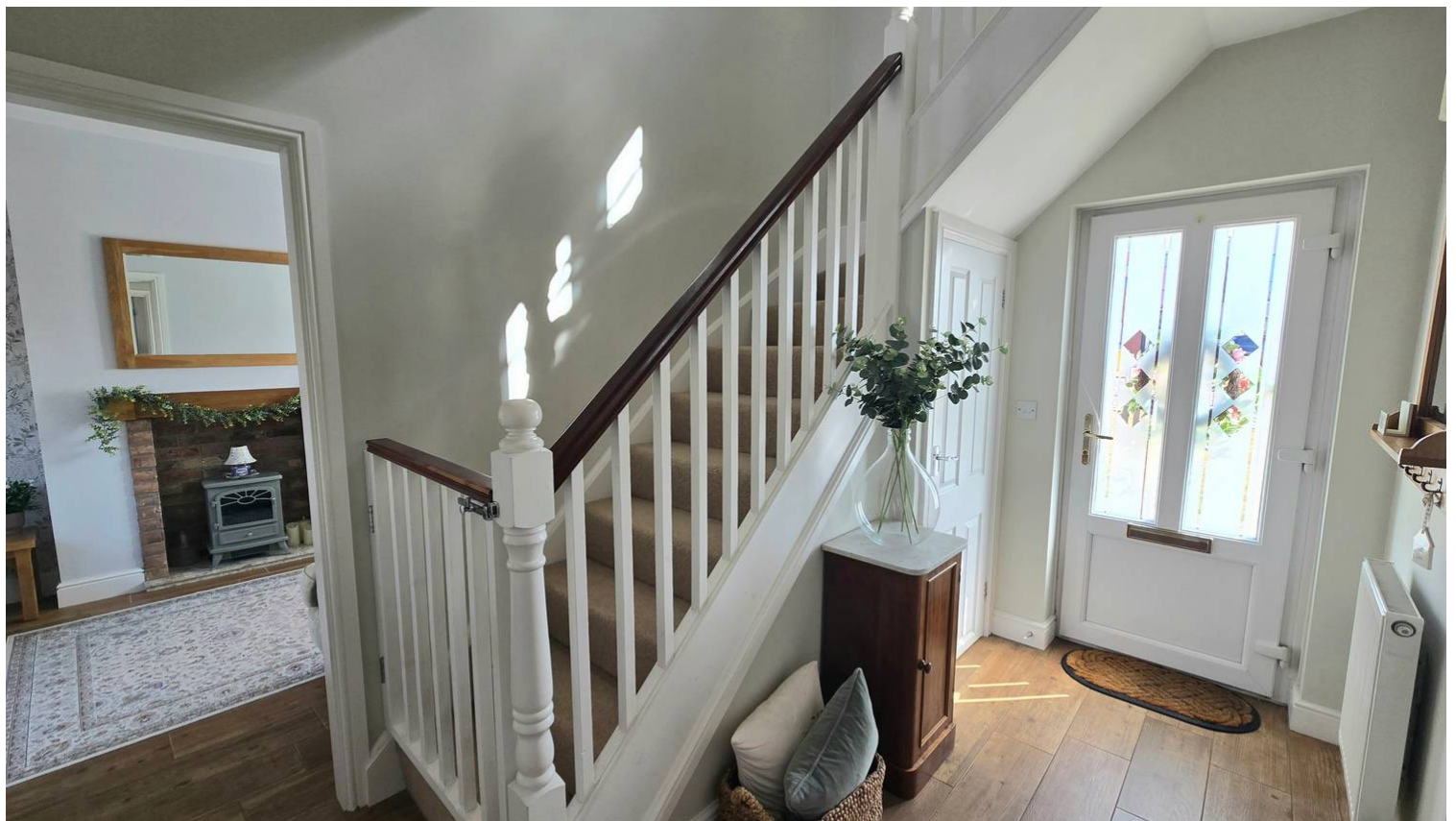
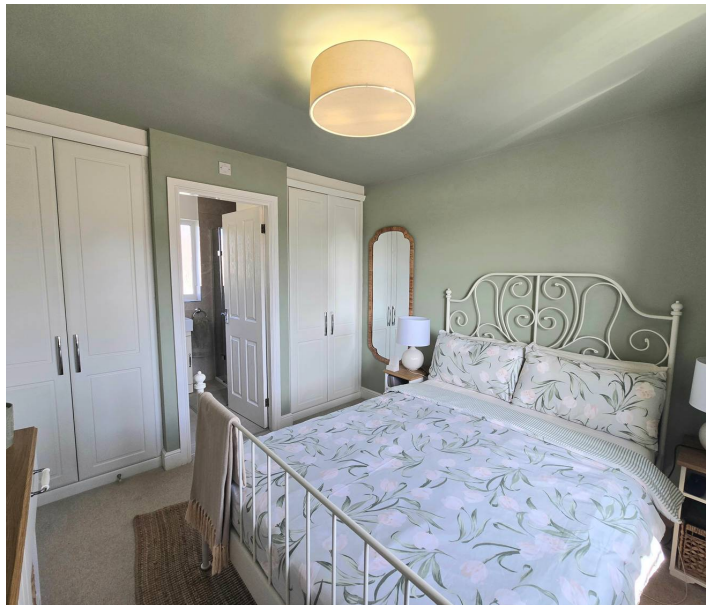
Recently installed beautiful kitchen with a range of wall and base units with quartz work top, belfast sink, gas hob with extractor over, raised oven and raised oven/microwave, integrated washing machine, integrated dishwasher, integrated fridge/freezer, tile flooring, plain walls and plain ceiling, modern upright radiator, UPVC double glazed windows to front aspect and rear UPVC double glazed french doors.

WC

Cloakroom with a rear UPVC double glazed window, low level wc, pedestal wash hand basin, radiator, plain ceiling, tile flooring and feature paper walls.

LANDING

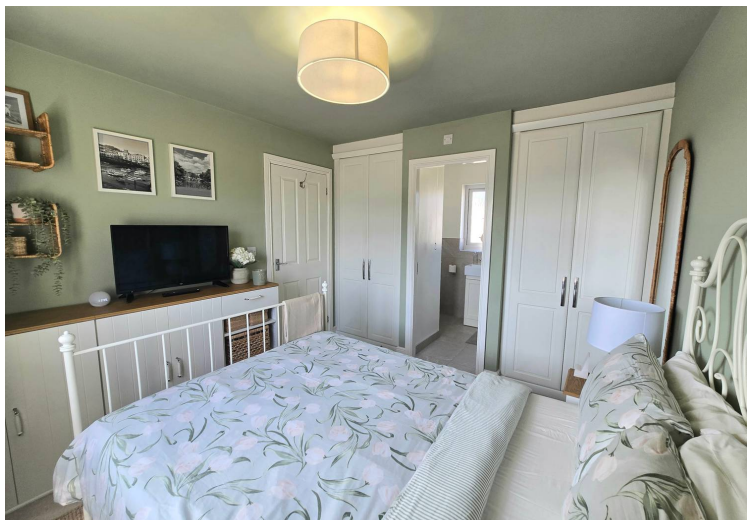
Bright landing with plain walls, plain ceiling, attic hatch

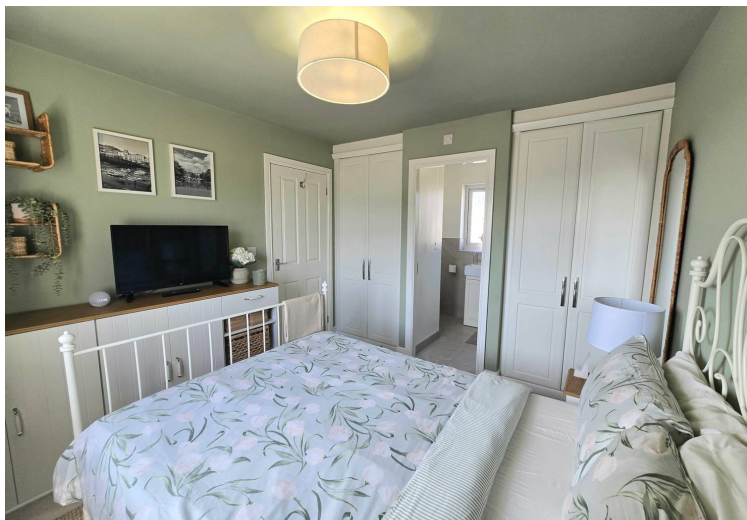


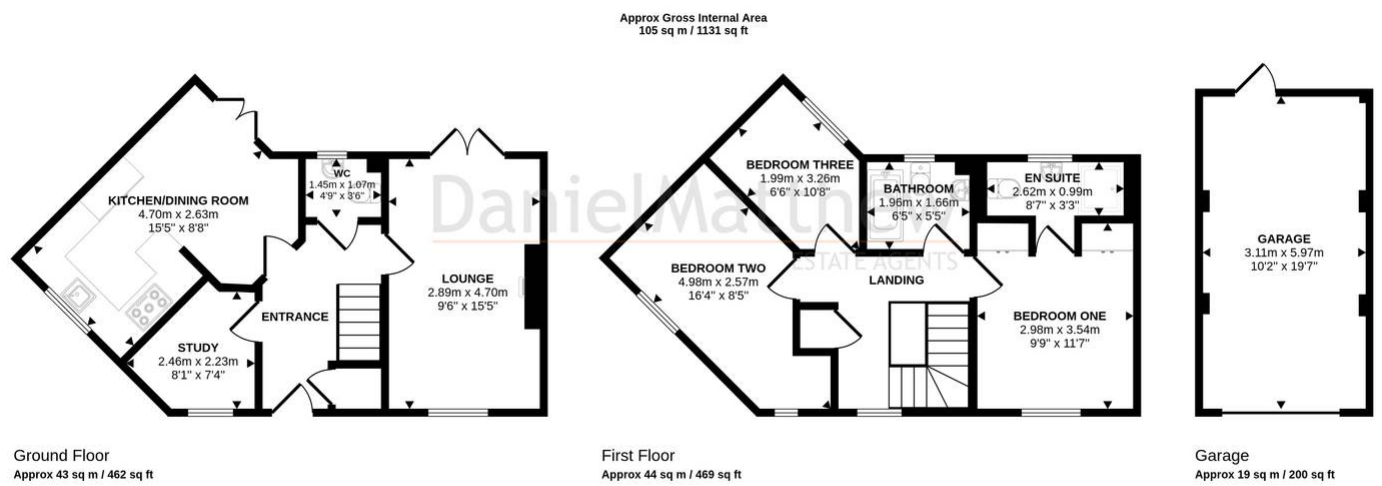
GARDEN

Front- Wrought iron railing and gate access the front of the property, decorative stones and path to the main door.
Rear- Enclosed landscaped garden with fence and wall boundary, laid to patio, laid to astroturf, path leading to personal door access for the garage.









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.

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