



## 12 Clos Y Fferm, Coity

£425,000 Freehold

Beautiful four bedroom executive detached House • Three reception rooms • Contemporary kitchen with integrated appliances. Separate utility room. • Master bedroom with En Suite • Beautifully landscaped mature garden • Driveway and double garage for several vehicles. • Located on a desirable development • Excellent transport links. • Early viewing highly recommended • 360 Tour Available



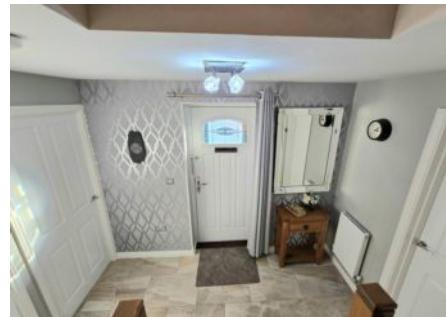
Beautiful four bedroom detached home with three receptions, modern kitchen, double garage, ample parking, and landscaped garden in a sought-after area. Ideal for family living and commuting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- › Beautiful four bedroom executive detached House
- › Three reception rooms
- › Contemporary kitchen with integrated appliances. Separate utility room.
- › Master bedroom with En Suite
- › Beautifully landscaped mature garden
- › Driveway and double garage for several vehicles.
- › Located on a desirable development
- › Excellent transport links.
- › Early viewing highly recommended
- › 360 Tour Available





### Entrance Hallway

Access via composite front door. Emulsioned ceiling. Emulsioned walls with one papered accent wall. Radiator. Ceramic floor tiles. Central stairway to first floor. Doors leading off.

### Lounge

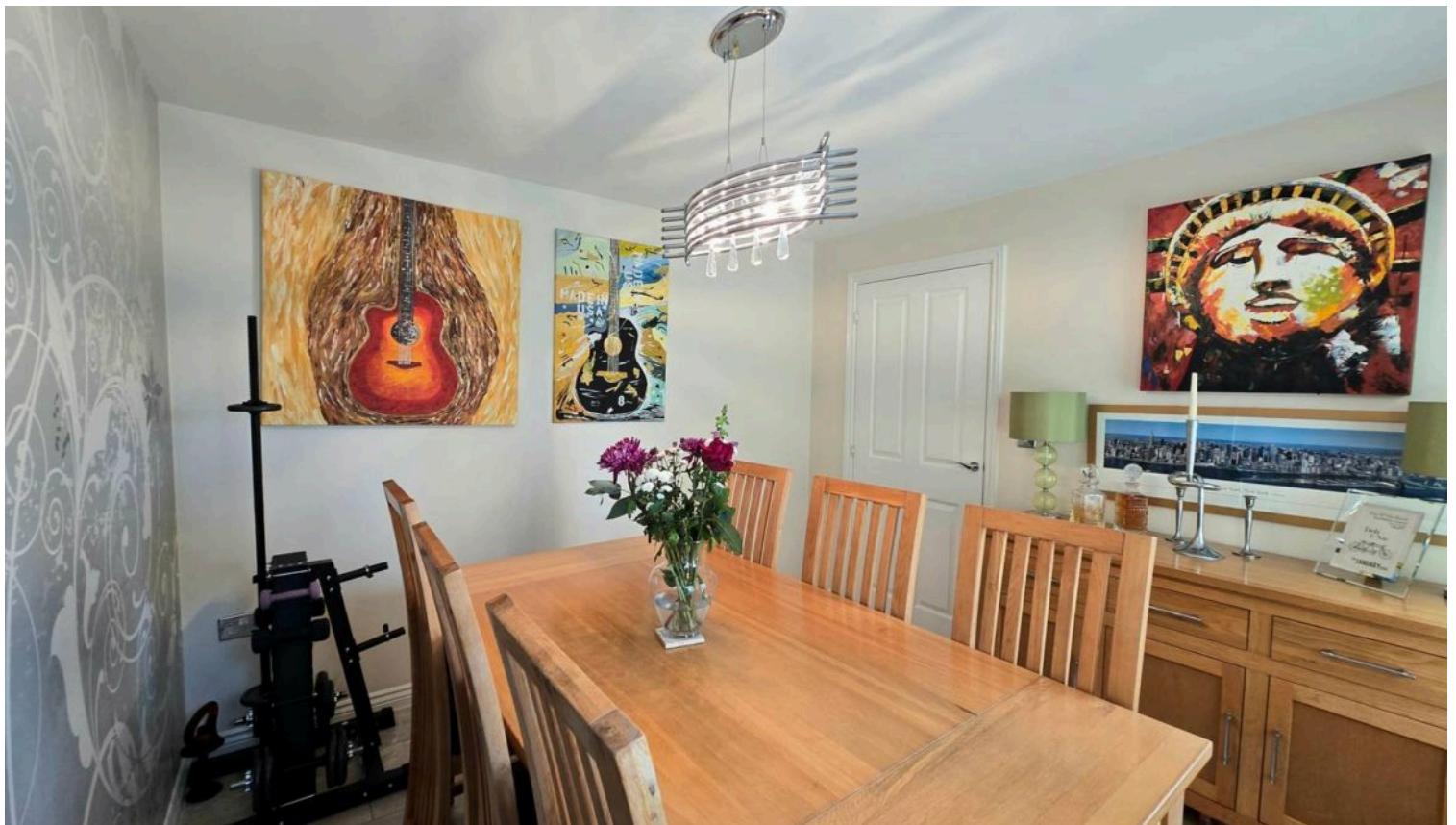
13' 2" x 13' 0" (4.01m x 3.95m)

Emulsioned ceiling. Emulsioned walls with one tiled feature wall. Radiator. Wood flooring. Two side facing Upvc double glazed windows with fitted vertical blinds. Double glazed Upvc French doors with fitted vertical blinds, leading to rear garden.

### Kitchen

13' 3" x 12' 7" (4.04m x 3.83m)

Emulsioned ceiling with inset spotlights. Emulsioned walls. Radiator. Ceramic floor tiles. Room fitted with a range of contemporary white gloss wall cupboards with contrasting wood effect floor units and complementary Quartz worktops. One and half stainless steel sink and drainer with mixer tap and glass splashback. Integrated dishwasher. Built in four ring gas hob with stainless steel splashback and overhead extractor hood. High level built in electric double ovens. Central island with built in storage cupboards and seating space. Built in storage cupboard. Rear facing Upvc double glazed French doors with fitted vertical blinds. Door into utility room.





### Utility Room

5' 1" x 13' 0" (1.54m x 3.95m)

Emulsioned ceiling. Emulsioned walls, Radiator, Ceramic floor tiles. Room fitted with gloss wood effect floor unit and wall cupboard housing gas fired combination boiler. Complementary Quartz worktop with stainless steel sink and drainer with mixer tap. Part glazed Upvc door leading to rear garden.

### Dining room

9' 9" x 9' 11" (2.98m x 3.02m)

Emulsioned ceiling. Emulsioned walls with one papered accent wall. Radiator. Two front facing Upvc double glazed windows with fitted roller blinds. Ceramic floor tiles.

### Study

9' 8" x 5' 10" (2.95m x 1.79m)

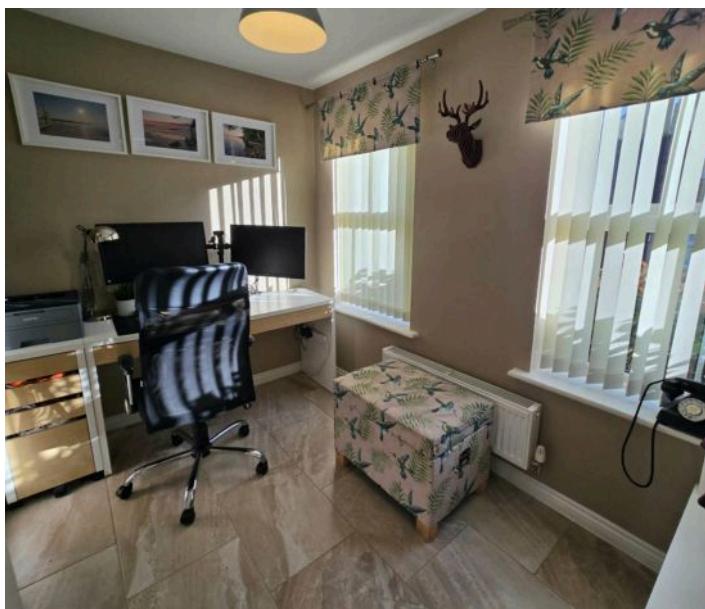
Emulsioned ceiling. Emulsioned walls. Radiator. Ceramic floor tiles. Two front facing double glazed Upvc windows with fitted vertical blinds.

### Cloakroom/W.C.

Emulsioned ceiling. Emulsioned walls with one papered feature wall. Radiator. Ceramic floor tiles. Room fitted with a two piece white suite.

### Landing

Galleried landing area. Emulsioned ceiling. Emulsioned walls. Radiator. Fitted carpet. Front facing double glazed Upvc window with fitted vertical blind. Built in storage cupboard. Doors leading off.



### **Master bedroom**

10' 7" x 11' 0" (3.22m x 3.36m)

Emulsioned ceiling. Emulsioned walls with one papered feature wall. Radiator. Fitted carpet. Built in white gloss wardrobe storage. Front facing Upvc double glazed window with fitted vertical blind. Door into en suite.

### **En Suite**

5' 9" x 5' 10" (1.76m x 1.78m)

Emulsioned ceiling. Emulsioned walls. Radiator. Grey wood effect flooring. Room fitted with three piece white suite comprising; pedestal wash hand basin with mixer tap. Built in shower cubicle with white shower tray, mains fed wall mounted shower and bi-fold door. W.C. Front facing frosted double glazed Upvc window with fitted Venetian blind.

### **Bedroom Two**

9' 10" x 9' 6" (3.00m x 2.89m)

Emulsioned ceiling. Emulsioned walls with one feature papered wall. Radiator. Fitted carpet. Rear facing double glazed Upvc window with fitted vertical blind.

### **Bedroom Three**

9' 6" x 7' 4" (2.90m x 2.24m)

Emulsioned ceiling. Emulsioned walls with one papered feature wall. Radiator. Fitted carpet. Front facing Upvc double glazed window.

### **Bedroom Four**

9' 8" x 8' 10" (2.95m x 2.69m)

Emulsioned ceiling. Emulsioned walls with one papered feature wall. Radiator. Fitted carpet. Rear facing Upvc double glazed window with fitted vertical blind.



### **Family bathroom**

9' 7" x 7' 4" (2.93m x 2.24m)

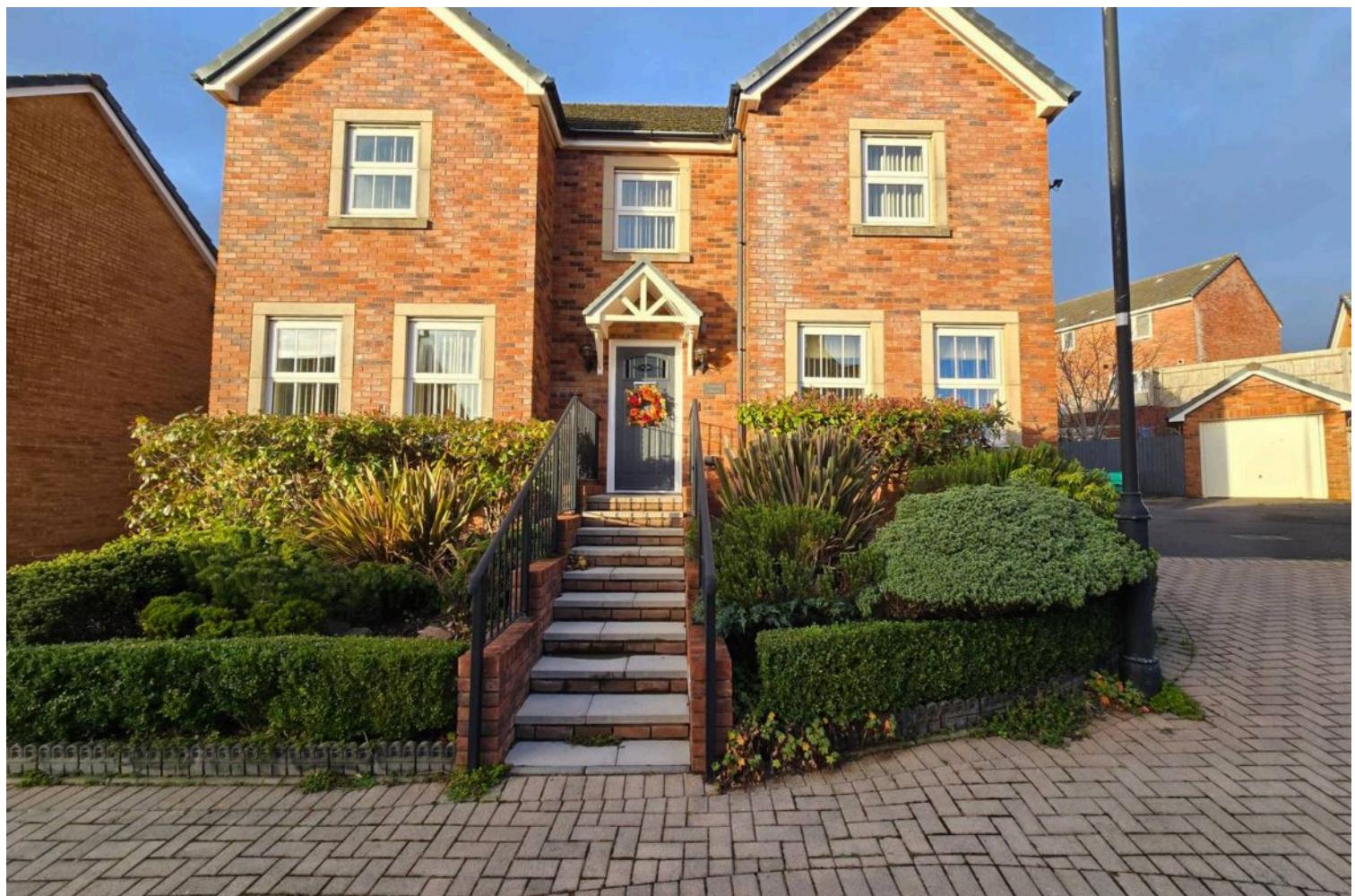
Emulsioned ceiling. Emulsioned walls with ceramic tiles to splashback areas. Ceramic floor tiles. Radiator. Room fitted with three piece white suite comprising; pedestal wash hand basin with mixer tap, w.c., bath with centre fill mixer tap. Side facing frosted Upvc double glazed window with fitted venetian blind.

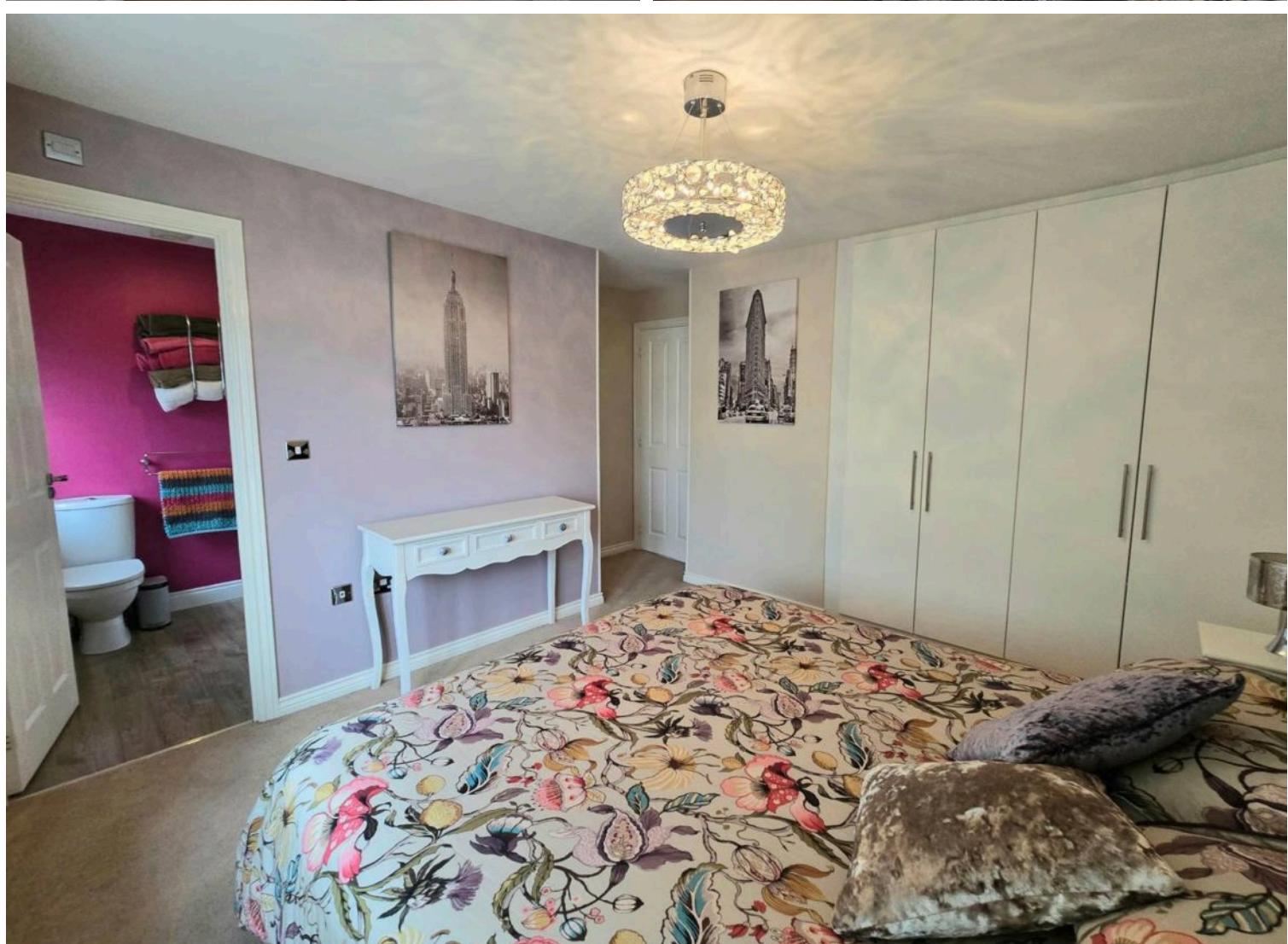
### **Garden**

Large mature rear garden which has been landscaped beautifully to comprise of a lawned area and several paved seating and dining areas. Planted with a variety of mature shrubs and plants. Side wooden gate to driveway and side courtesy door into garage. To the front is a tarmac driveway providing parking for vehicles and leading to the spacious garage with a traditional up and over door. Power supply to the garage.

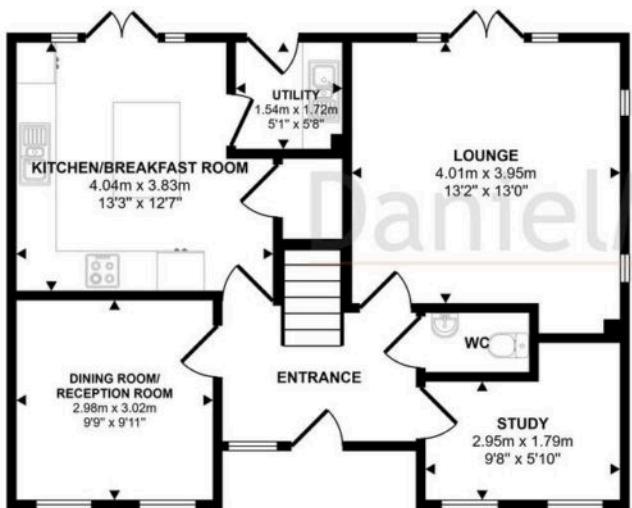
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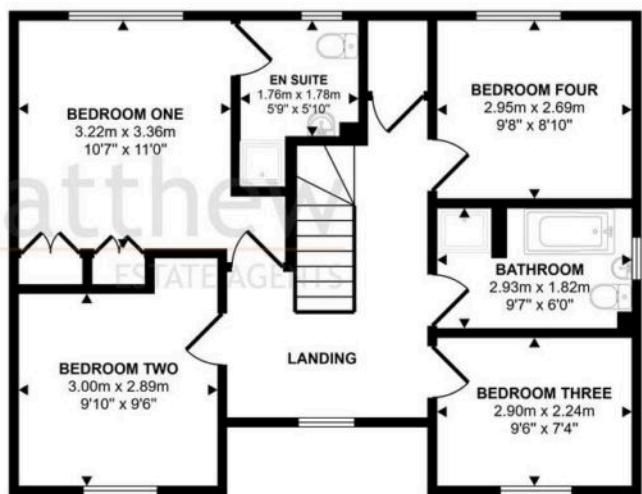


Approx Gross Internal Area  
123 sq m / 1323 sq ft



Ground Floor

Approx 62 sq m / 663 sq ft



First Floor

Approx 61 sq m / 660 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.

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