5 Ffordd Y Cigfran, Coity

£220,000 Freehold

Semi Detached Town House • Three Bedrooms • Landscaped Rear Garden • Driveway For One Vehicle • Open Plan Lounge/Kitchen Ideal For Entertaining • Sought After Location In Parc Derwen • Persimmon Build, Two Years Remaining On NHBC • Ground Floor Cloakroom • Easy Access To M4 Corridor, Great School Catchment & Local Amenities • Viewings Are Highly Recommended

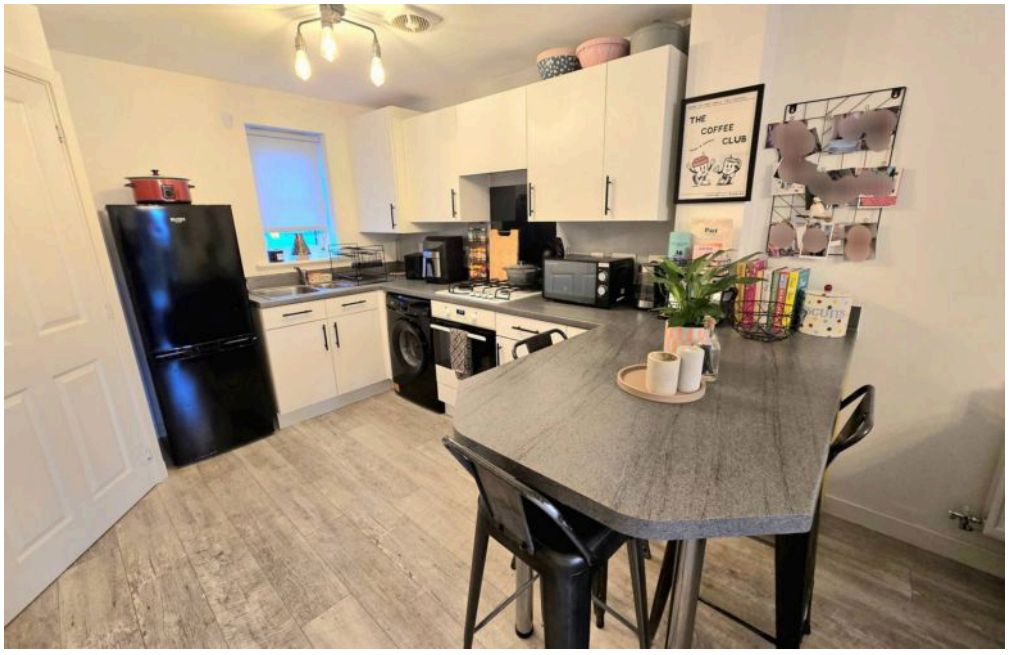
DanielMatthew
ESTATE AGENTS

Immaculate 3 bed semi in Parc Derwen. Open plan lounge/kitchen, cloakroom, modern bathroom, main bedroom with storage, driveway, garden, NHBC warranty, near M4, schools, and amenities.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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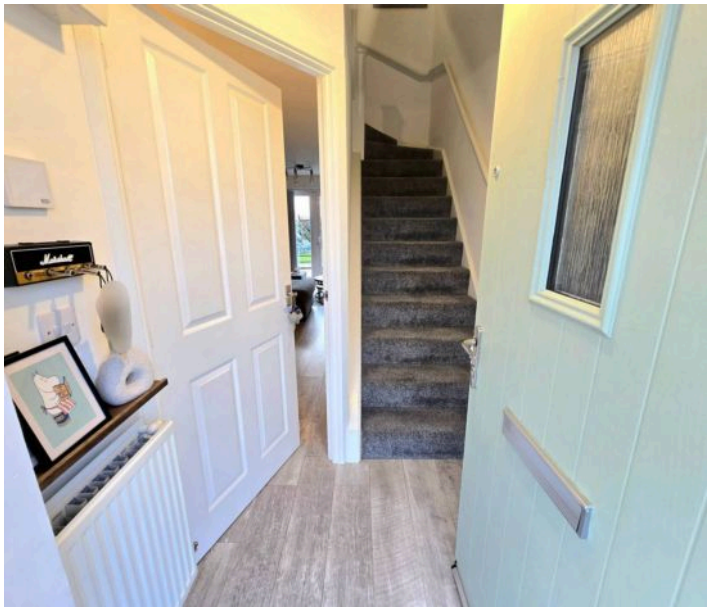
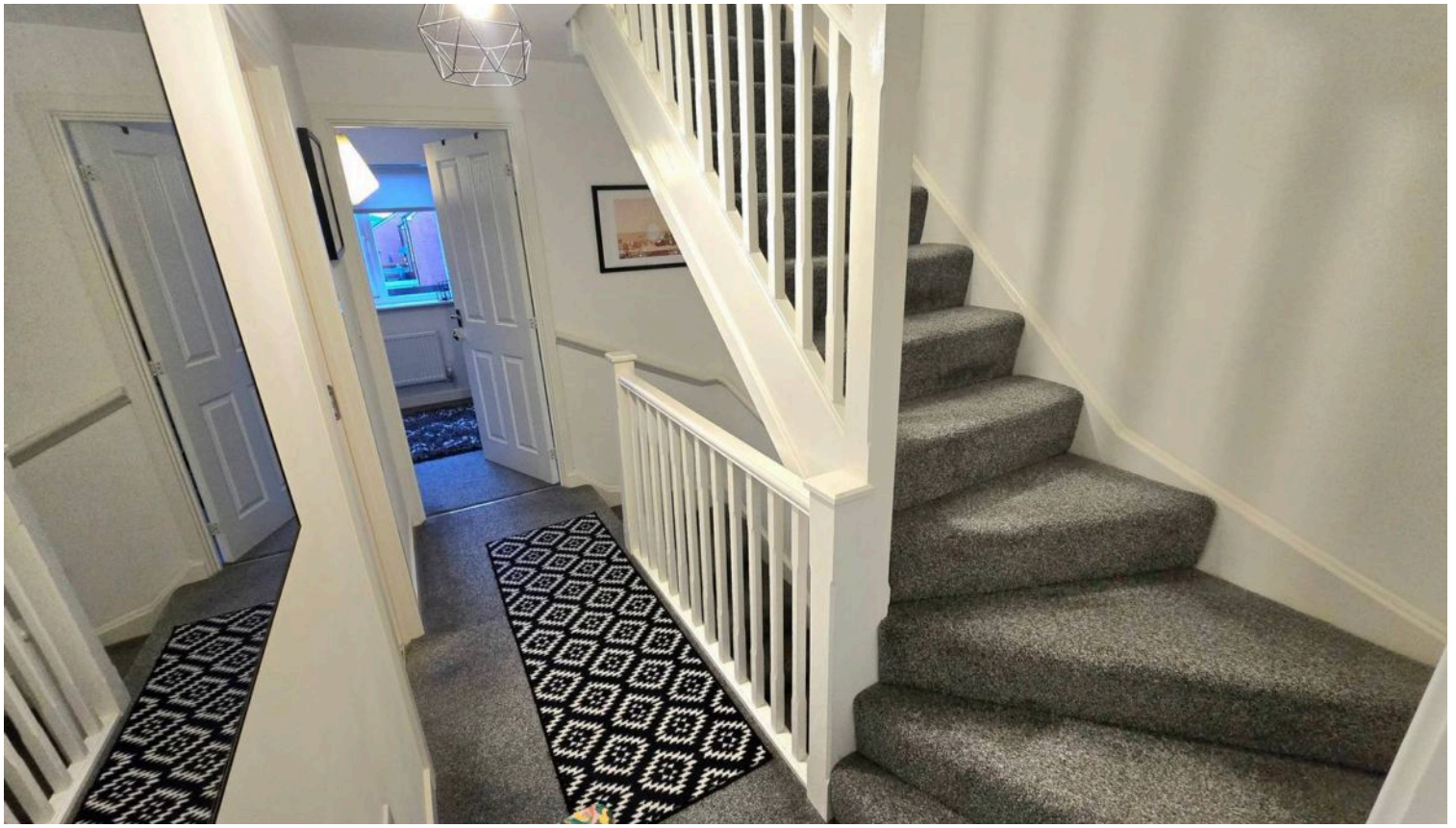


Hallway
Enter via obscured Composite door into hallway, plastered ceiling, plastered walls, laminate flooring, radiator, stair leading to first floor, door leading into Open plan lounge/kitchen.

Open Plan Lounge/Kitchen
21' 11" x 12' 0" (6.67m x 3.65m)
UPVC double glazed window to front aspect, UPVC double glazed French doors leading to beautifully landscaped rear garden, plastered ceiling, plastered walls, laminate flooring. Kitchen - 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, plumbing for washing machine, space for fridge/freezer, breakfast bar area, wall mounted gas combination boiler, opening into Lounge area.

Cloakroom/WC
Plastered ceiling, plastered walls, vinyl flooring, tiled splashback, two piece suite comprising low level WC and floating wash hand basin, radiator.

Landing
Plastered ceiling, plastered walls, fitted carpet, staircase leading to second floor, doors into all first floor rooms.



Family Bathroom
5' 10" x 5' 5" (1.78m x 1.66m)
UPVC double glazed obscured window to side aspect, plastered ceiling, plastered walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and mains overhead shower, radiator.

Bedroom Two
11' 10" x 7' 7" (3.60m x 2.30m)
UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

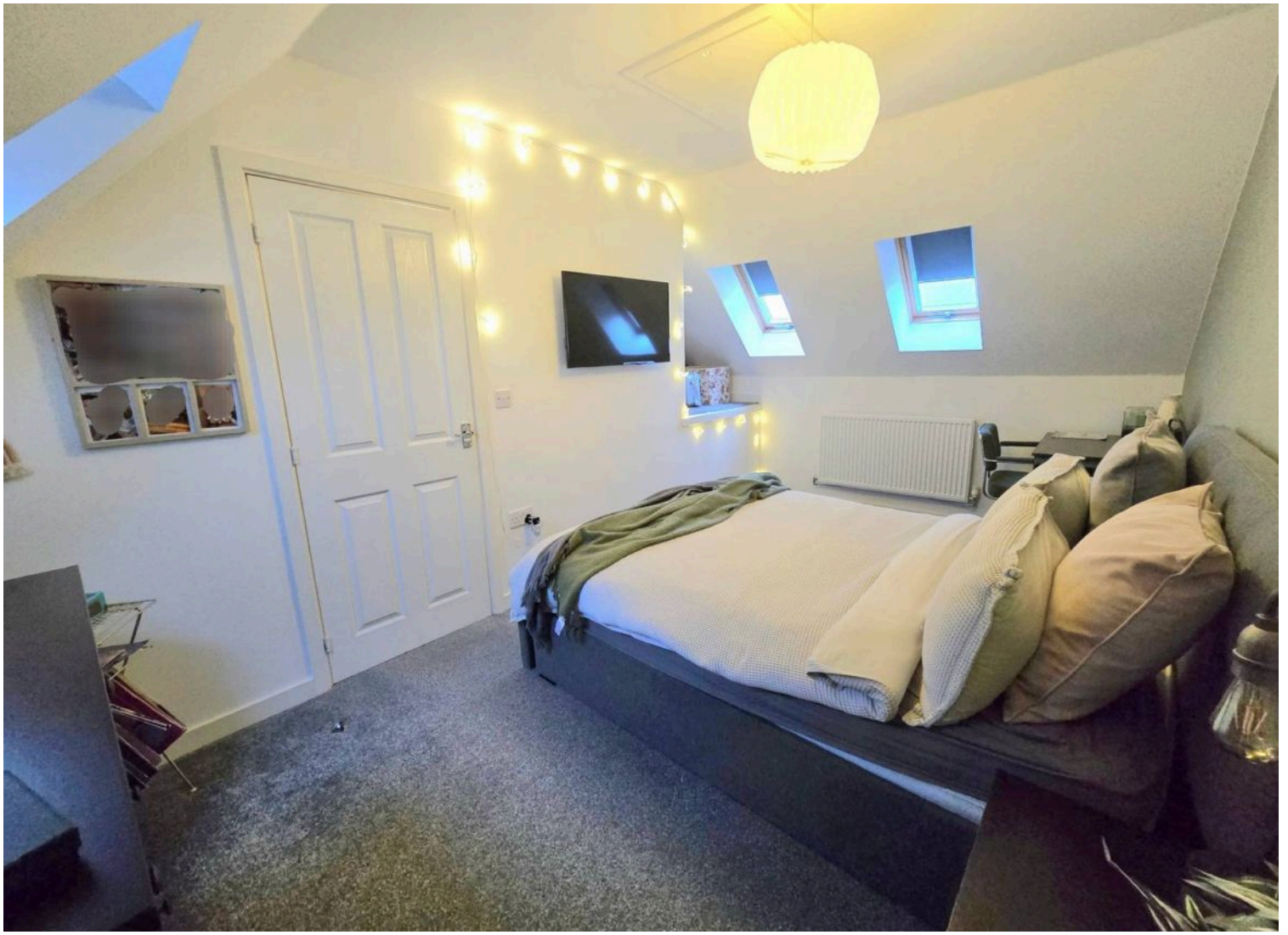
Bedroom Three
11' 11" x 7' 7" (3.64m x 2.31m)
Currently being used as a walk in wardrobe, A versatile room which can be used as a bedroom, wardrobe or office.
UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

Second Landing
Plastered ceiling, plastered walls, fitted carpet, door leading into storage cupboard, door leading into main bedroom.

Bedroom One
15' 6" x 8' 7" (4.72m x 2.61m)
UPVC double glazed window to front aspect, Two Velux windows to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

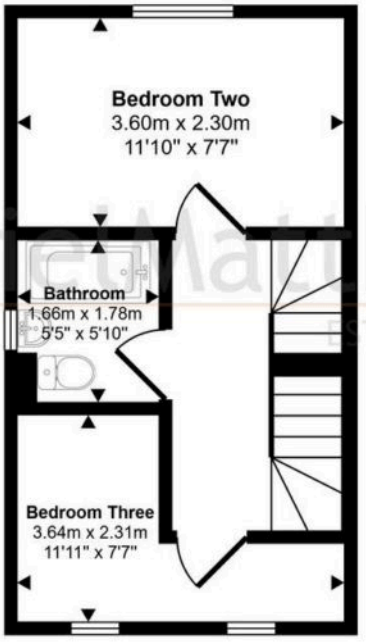
Garden

Fenced boundaries, good sized patio area ideal for relaxing in the summer, artificial grass with beautiful raised flower beds, shed to remain with decorative stone chipping to rear of garden,

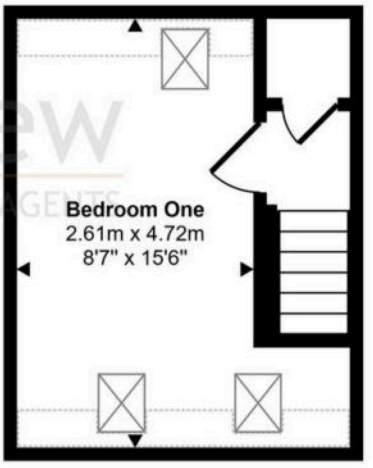


Approx Gross Internal Area
65 sq m / 705 sq ft

Ground Floor
Approx 24 sq m / 259 sq ft



First Floor
Approx 24 sq m / 260 sq ft



Second Floor
Approx 17 sq m / 186 sq ft

Denotes head height below 1.5m

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.