



4 Maes Y Cadno, Coity

£270,000 Freehold

POPULAR LOCATION OF PARC DERWEN • SEMI DETACHED FAMILY HOME • THREE BEDROOM PROPERTY • 360 TOUR TO VIEW • SPACIOUS LOUNGE • MODERN KITCHEN/DINER, IDEAL FOR ENTERTAINING FAMILY/FRIENDS • CLOAKROOM, BATHROOM AND EN SUITE • GARAGE & TANDEM DRIVEWAY • FRONT & ENCLOSED REAR GARDEN • PERFECT PURCHASE FOR FIRST TIME BUYERS

DanielMatthew
ESTATE AGENTS



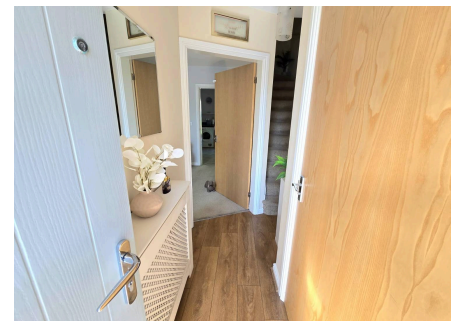
Modern three bedroom semi in Parc Derwen with en-suite, family bathroom, garage, driveway, kitchen/diner, and cloakroom. Close to schools, amenities, and transport links. Ideal for families.

Council Tax band: D

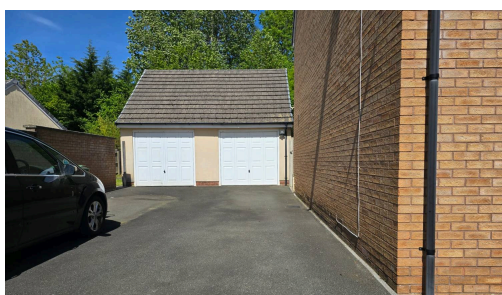
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- › POPULAR LOCATION OF PARC DERWEN
- › SEMI DETACHED FAMILY HOME
- › THREE BEDROOM PROPERTY
- › 360 TOUR TO VIEW
- › SPACIOUS LOUNGE
- › MODERN KITCHEN/DINER, IDEAL FOR ENTERTAINING FAMILY/FRIENDS
- › CLOAKROOM, BATHROOM AND EN SUITE
- › GARAGE & TANDEM DRIVEWAY
- › FRONT & ENCLOSED REAR GARDEN
- › PERFECT PURCHASE FOR FIRST TIME BUYERS





Entrance Hallway

Enter via obscured composite door into entrance hallway, plastered ceiling, plastered walls, laminate flooring, staircase leading to first floor, radiator, doors leading into cloakroom and spacious lounge.

Cloakroom

Plastered ceiling with extractor fan, plastered walls, tiled splashback, laminate flooring, two piece suite comprising low level WC and corner pedestal wash hand basin, radiator.

Lounge

15' 9" x 12' 6" (4.80m x 3.82m)

A bright and airy spacious Lounge, ideal for relaxing and entertaining guests. UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator,



Kitchen/Diner

16' 2" x 10' 3" (4.93m x 3.13m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to enclosed rear garden, plastered ceiling, plastered walls, laminate 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, space for fridge/freezer and tumble dryer, plumbing for washing machine, generous space for dining table and chairs, under stairs storage cupboard, wall mounted combination boiler, radiator.

Landing

Plastered ceiling with loft access, plastered walls, fitted



Bedroom One

11' 2" x 10' 4" (3.41m x 3.16m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator, built in fitted wardrobes, door leading into En-Suite.

En-Suite

8' 0" x 5' 0" (2.43m x 1.53m)

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

Bedroom Two

9' 0" x 9' 0" (2.75m x 2.74m)

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

Bedroom Three

8' 6" x 6' 8" (2.60m x 2.03m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls with one feature papered wall, fitted carpet, radiator.

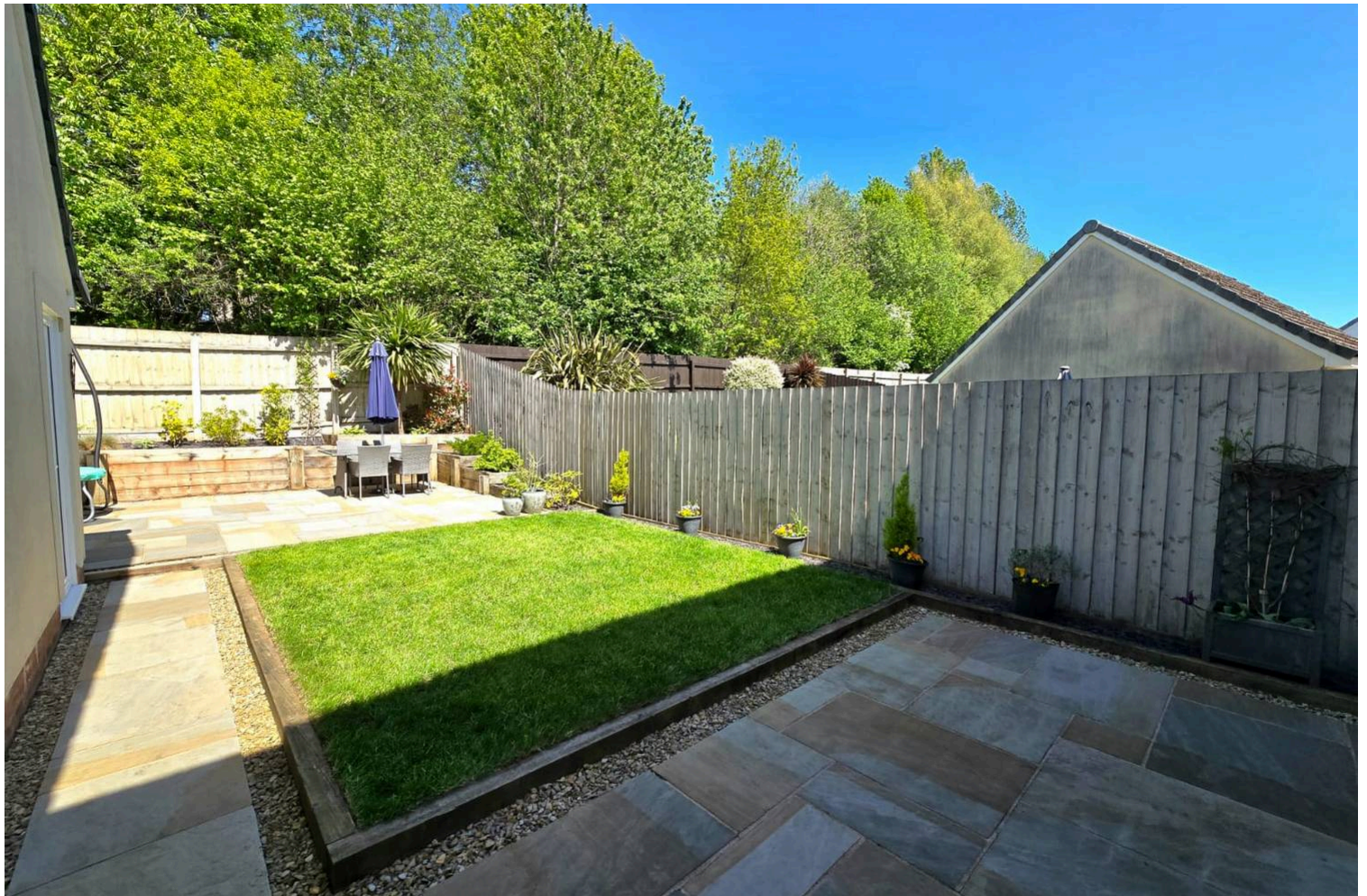
Bathroom

7' 0" x 5' 9" (2.14m x 1.74m)

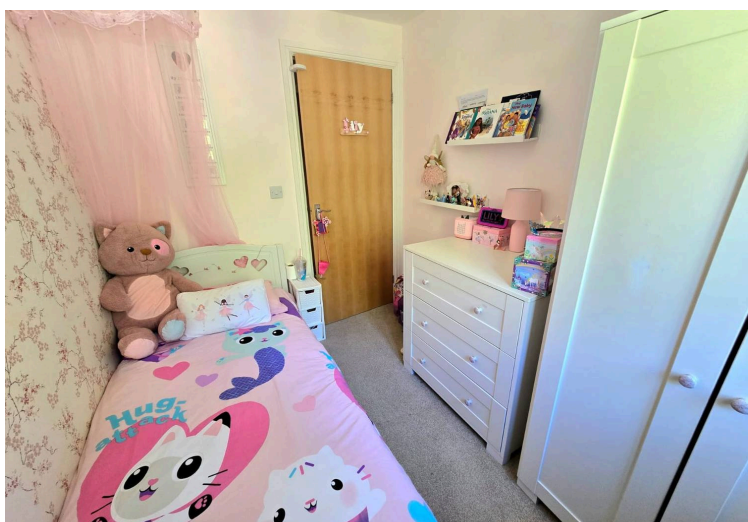
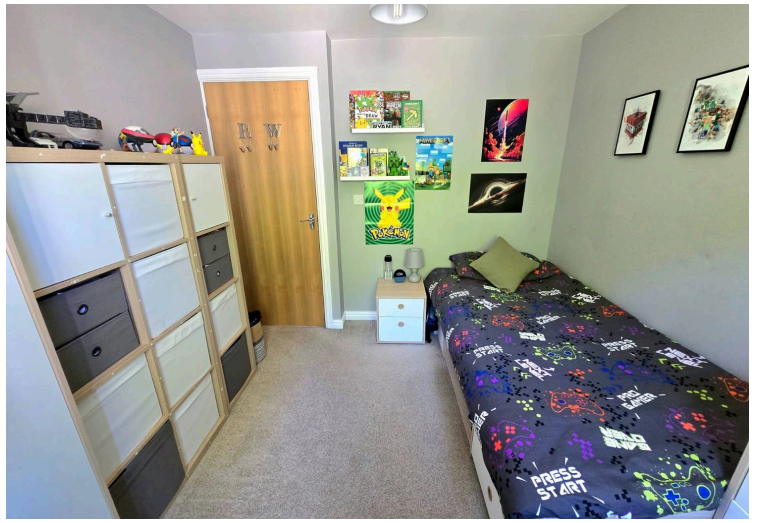
Plastered ceiling with extractor fan, plastered walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, radiator.

Garden

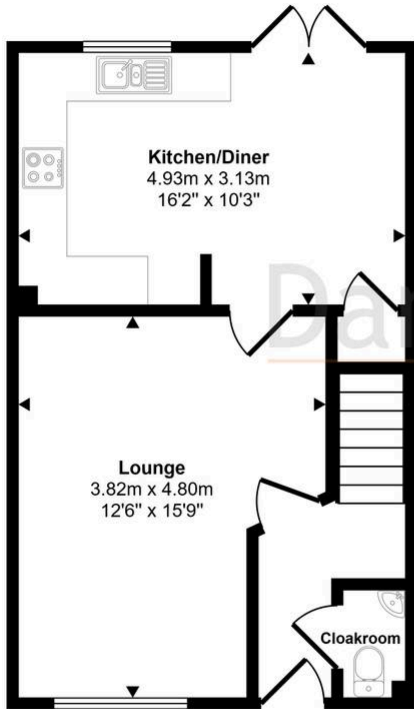
An beautifully presented enclosed North facing rear garden, fenced boundaries, patio area with pathway and decorative stone leading to garage, laid to lawn area with flower beds leading to a further patio area to the rear of the garden. Side gate access leading to Tandem driveway, outdoor water tap.



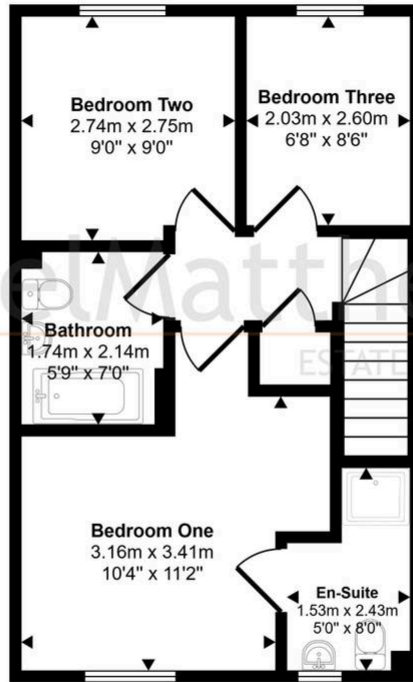




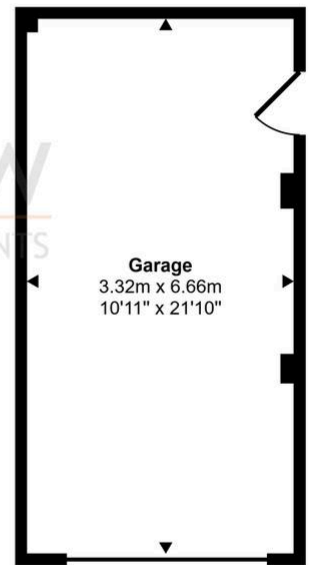
Approx Gross Internal Area
101 sq m / 1086 sq ft



Ground Floor
Approx 39 sq m / 423 sq ft



First Floor
Approx 39 sq m / 425 sq ft



Garage
Approx 22 sq m / 238 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.

You can include any text here. The text can be modified upon generating your brochure.