



## 2 Trem Gwlad Yr Haf, Coity

£275,000 Freehold

A spacious four bedroom semi detached town house • Situated on the sought after development of Parc Derwen, Coity • Positioned close to Coity Primary school, parks and shop with a woodland outlook to the front • Spacious accommodation spread over three stories • Modern fitted kitchen with many integrated appliances • Impressive sized Master bedroom featuring ample storage and private en-suite shower room • Enclosed rear garden with external power sockets and a side access gate leading to the driveway and garage • Tandem driveway providing off road parking for two vehicles ahead of garage • Garage benefitting from power supply

**DanielMatthew**  
ESTATE AGENTS



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- Positioned close to Coity Primary school, parks and shop with a woodland outlook to the front
- Spacious accommodation spread over three stories
- Modern fitted kitchen with many integrated appliances
- Impressive sized Master bedroom featuring ample storage and private en-suite shower room
- Enclosed rear garden with external power sockets and a side access gate leading to the driveway and garage
- Tandem driveway providing off road parking for two vehicles ahead of garage
- Garage benefitting from power supply



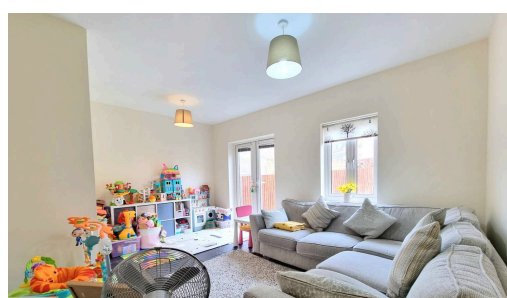
• A modern four bedroom semi detached townhouse located on Parc Derwen, Coity. Offering accommodation over three storeys and offering an enclosed garden and garage, ideal for families or professionals.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC





### Hallway

The property is entered via a wooden composite and glazed panel door into an entrance hallway, laid to a slate effect tiled flooring. The space beneath the fixed staircase is open, offering an ideal area to create built in storage.

### Cloakroom

The cloakroom is fitted with a white two piece suite comprising; low level WC and a corner pedestal wash hand basin. There is splashback tiling above the sink unit, a continuation of the slate effect tiled flooring as the hallway and a UPVC obscure glazed window to the front.

### Kitchen/Diner

The bright and spacious open plan kitchen/dining room benefits from a continuation of the slate effect tiled flooring and a large bay window to the front enjoying woodland views. The kitchen is fitted with a matching range of modern white base and wall mounted units, with contemporary tiled splashbacks. It features an abundance of integrated appliances to include; washing machine, dishwasher, electric oven and fridge/freezer.

### Lounge

A light and airy lounge located to the rear of the property, featuring UPVC glazed patio doors providing light, access and views into the rear garden. The room has a continuation of the slate effect tiled flooring and a further window to the rear.



### **First floor landing**

The first floor landing benefits from a continuation of the same fitted carpet flooring as the staircase and gives access to a second staircase, three bedrooms to the first floor, an airing storage cupboard and the shared family bathroom.

### **Bedroom Two**

Located on the first floor, bedroom two is a large double bedroom featuring a useful alcove space to one wall to accommodate free standing wardrobe storage, a window to the rear enjoying views over the garden and laminate wood flooring.

### **Bedroom Three**

Located on the first floor, bedroom three is a large double bedroom mirroring bedroom two featuring a useful alcove space to one wall to accommodate free standing wardrobe storage, a window to the front.

### **Bedroom Four**

Located on the first floor, bedroom four is a well proportioned single bedroom featuring laminate wood flooring and a window to the rear.

### **Bathroom**

The shared family bathroom is located on the first floor and is fitted with a white three piece suite comprising; panel bath with splashback tiling surrounding, pedestal wash hand basin and low level WC. The room features laminate wood flooring and an obscure glazed window to the front.

### **Bedroom One**

Located on the third floor, bedroom one is an impressive sized double bedroom with direct access to a private ensuite shower room. The room benefits from fitted carpet flooring, built in mirrored sliding wardrobes and windows to three aspects.

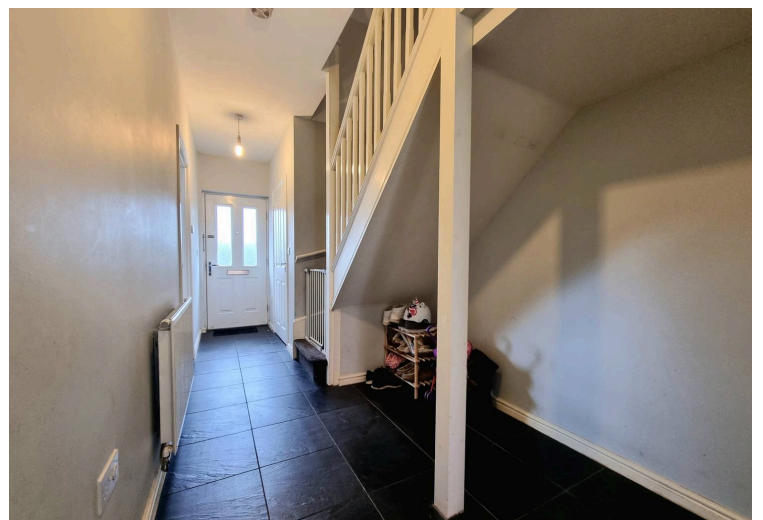
### **Ensuite**

The spacious ensuite has been fitted with a modern three piece suite comprising; corner shower cubicle with mains powered shower, low level WC and a pedestal wash hand basin. The room benefits from laminate wood flooring and an obscure glazed window to the rear.

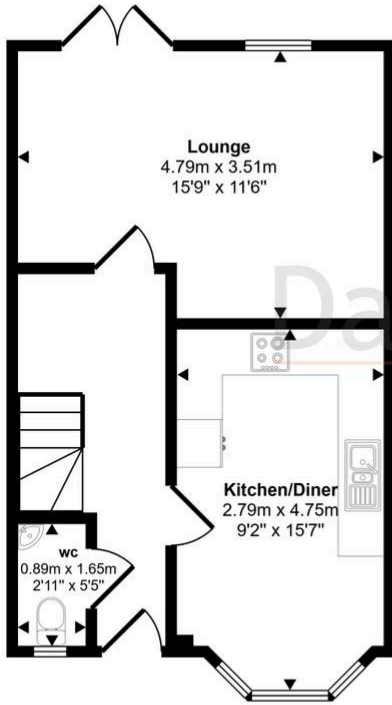
### **Front Garden**

The front garden is enclosed by a half height stone block wall, with a half height wooden picket gate giving access to two shallow steps and the pathway to the front door. The garden is laid to ornate sandstone chippings.

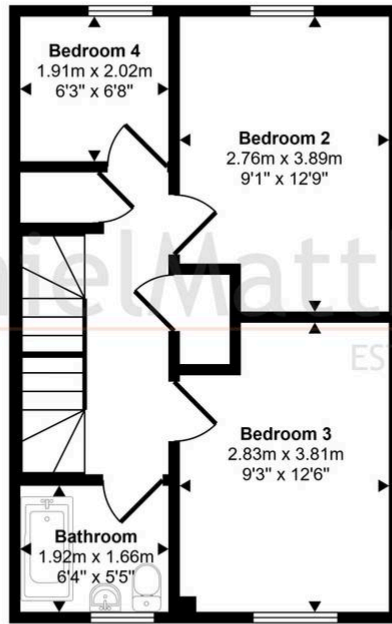




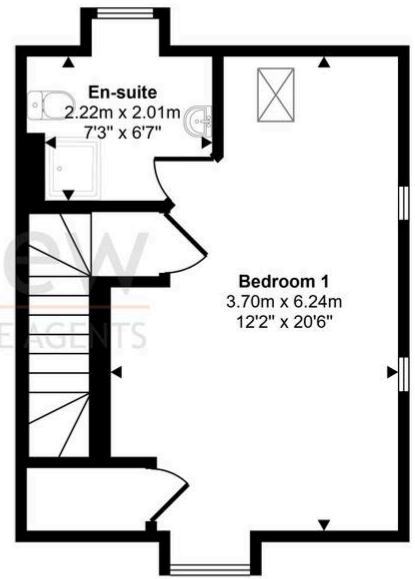
Approx Gross Internal Area  
109 sq m / 1171 sq ft



Ground Floor  
Approx 39 sq m / 416 sq ft



First Floor  
Approx 38 sq m / 413 sq ft



Second Floor  
Approx 32 sq m / 342 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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