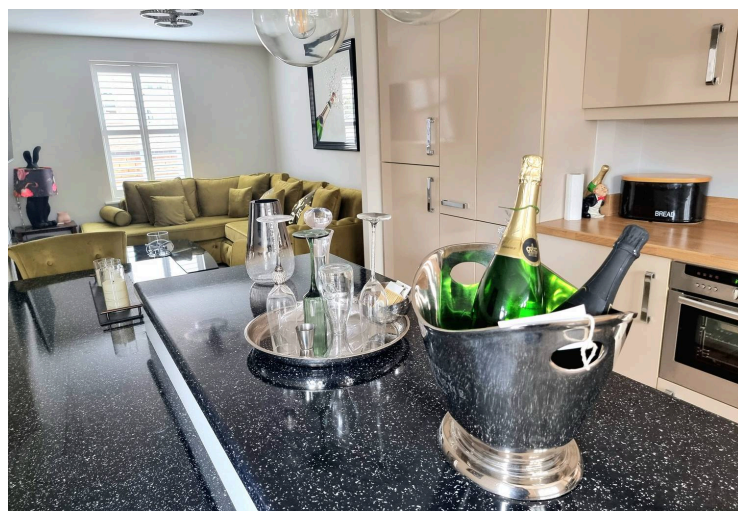




30 Heol Stradling, Coity

£380,000 Freehold

Beautifully Presented Detached Family Home • Four Generous Bedrooms • Downstairs Cloakroom, Family Bathroom & En-Suite • Spacious Lounge With French Doors Leading To Rear Garden • Large Kitchen/Diner/Family Room, Perfect For Hosting & Entertaining Family/Friends • Single Garage & Off Road Parking To Rear Of Property • Front Garden & Enclosed Rear Garden With Side Gate Access • Popular Parc Derwen Development, Close To Local Amenities & Schools • Easy Access To M4 Corridor, Ideal For Commuters • A PROPERTY NOT TO BE MISSED, CALL TODAY TO BOOK YOUR VIEWING

DanielMatthew
ESTATE AGENTS



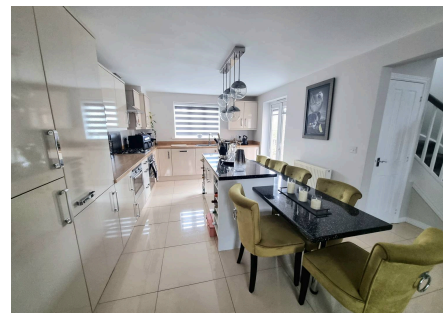
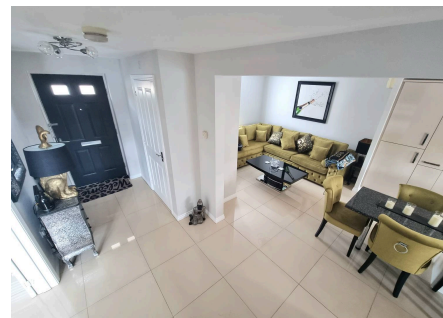
Impressive four-bed detached home in Parc Derwen with spacious open-plan living, en-suite, garage, off-road parking, and great access to amenities, schools, and M4. Early viewing recommended.

Council Tax band: E

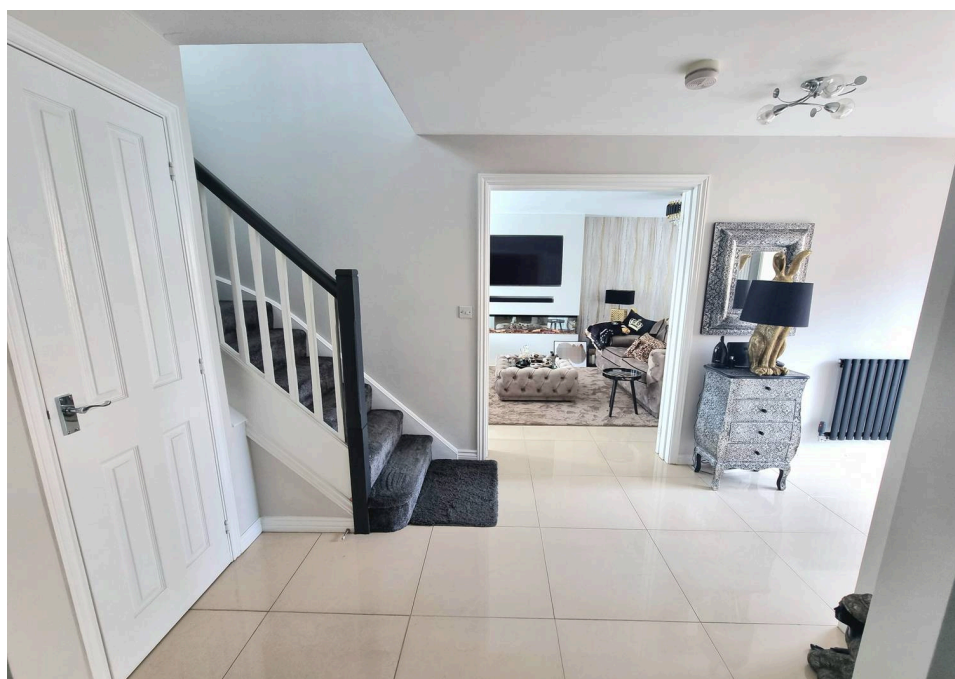
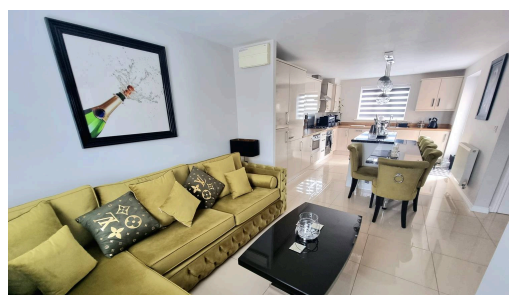
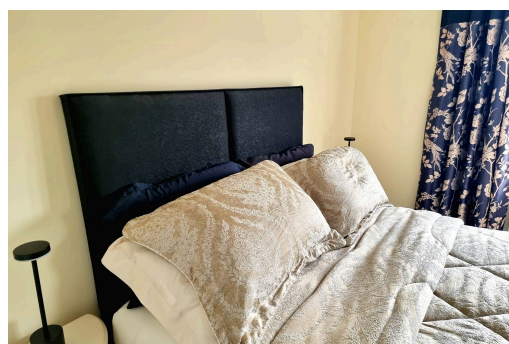
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



- Beautifully Presented Detached Family Home
- Four Generous Bedrooms
- Downstairs Cloakroom, Family Bathroom & En-Suite
- Spacious Lounge With French Doors Leading To Rear Garden
- Large Kitchen/Diner/Family Room, Perfect For Hosting & Entertaining Family/Friends
- Single Garage & Off Road Parking To Rear Of Property
- Front Garden & Enclosed Rear Garden With Side Gate Access
- Popular Parc Derwen Development, Close To Local Amenities & Schools





Entrance Hallway

Enter a beautifully presented, bright and airy entrance hallway via a obscured composite door, plastered ceiling, plastered walls, tiled flooring, radiator, Double doors leading into spacious Lounge, Open plan into large kitchen/diner/family room, door leading into downstairs cloakroom, staircase leading to first floor with understairs storage cupboard.

Cloakroom/WC

5' 8" x 3' 0" (1.73m x 0.92m)

UPVC double glazed obscured window to front aspect, plastered ceiling and extractor fan, plastered walls, tiled flooring, column radiator, two piece suite comprising low level WC and floating wash hand basin inset into vanity unit.

Lounge

19' 2" x 11' 3" (5.85m x 3.44m)

Two UPVC double glazed windows to front aspect, UPVC double glazed French doors with side glass panel leading to enclosed rear garden, plastered ceiling, plastered walls with feature papered walls, tiled flooring, two radiators, decorative feature chimney breast comprising space for wall mounted TV and electric 3D fireplace to remain.





Kitchen/Diner/Family Room

26' 10" x 11' 1" (8.19m x 3.37m)

Two UPVC double glazed windows to front and rear aspect, UPVC double glazed French doors leading to enclosed rear garden, plastered ceiling, plastered walls, tiled 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, double electric oven with four ring gas hob and extractor hood, integrated steamer, fridge/freezer, washing machine and dishwasher, wall mounted boiler, An ideal versatile space, perfect for families to relax and host for family/friends, also benefitting from a large island offering ample storage and space for breakfast bar stools. Area for dining table and chairs or sofa.

Landing

UPVC double glazed window to rear aspect, plastered ceiling with loft access, plastered walls, fitted carpet, radiator, doors leading into all first floor rooms and airing cupboard housing water tank.



Bedroom One

15' 3" x 11' 1" (4.66m x 3.39m)

Two UPVC double glazed windows to rear and side aspect, plastered ceiling, plastered walls, fitted carpet, radiator, two built in fitted wardrobes, door leading into en-suite.





En-Suite

7' 9" x 5' 7" (2.37m x 1.70m)

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

Bedroom Two

11' 7" x 9' 11" (3.53m x 3.03m)

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

Bedroom Three

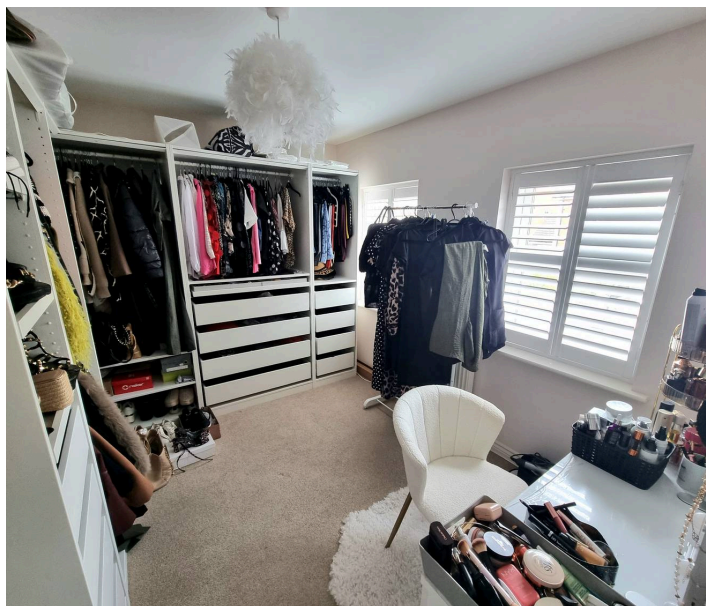
11' 5" x 8' 6" (3.47m x 2.60m)

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

Bedroom Four

10' 9" x 8' 11" (3.27m x 2.73m)

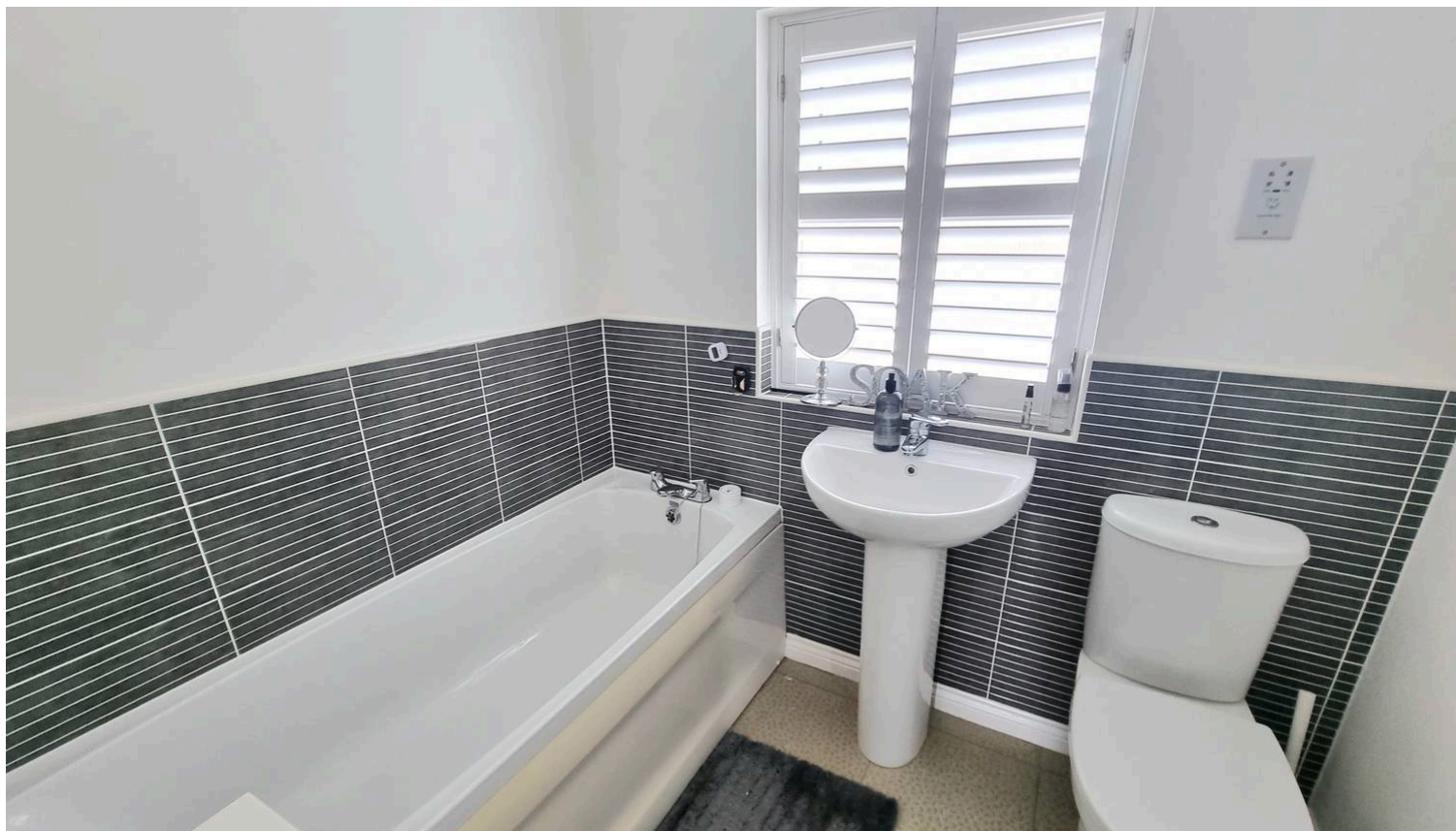
UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator.



Family Bathroom

6' 9" x 5' 7" (2.06m x 1.69m)

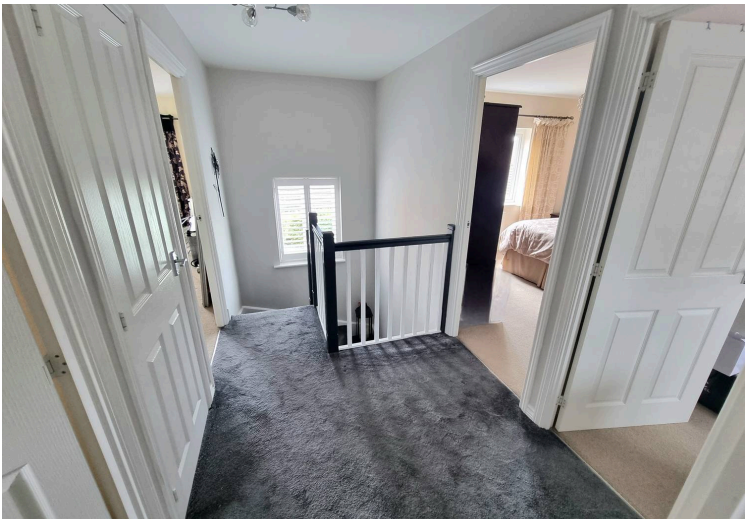
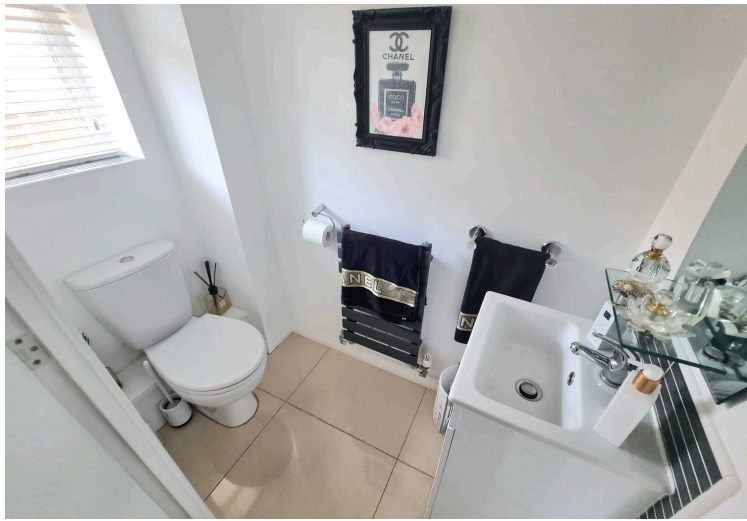
UPVC double glazed obscured window to front aspect, plastered ceiling with extractor fan, plastered walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap, radiator.



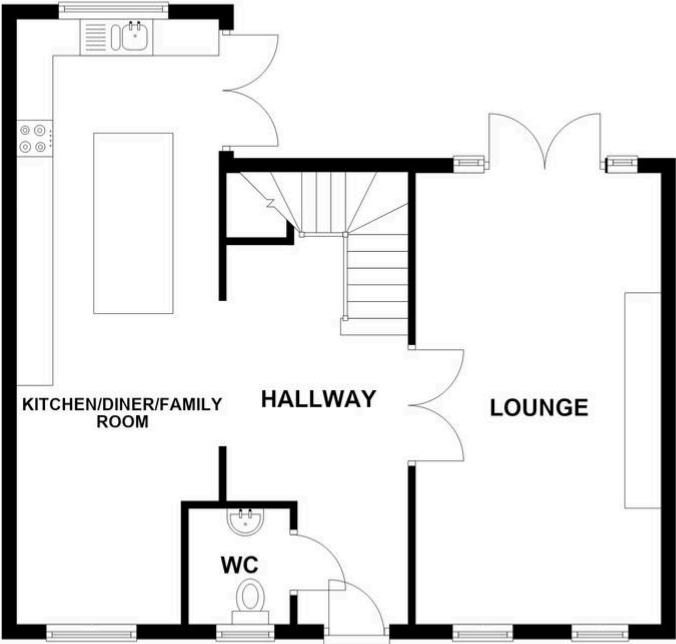
REAR GARDEN

Enter the rear Garden from the Lounge or Kitchen French Doors, leading onto a large patio area with decking, steps leading down to a good sized laid to lawn area with mature shrubs and trees, side gate access leading to shared driveway between three properties leading to single garage and parking space.





GROUND FLOOR



FIRST FLOOR

