



33 Ffordd Y Grug, Coity

£235,000 Freehold

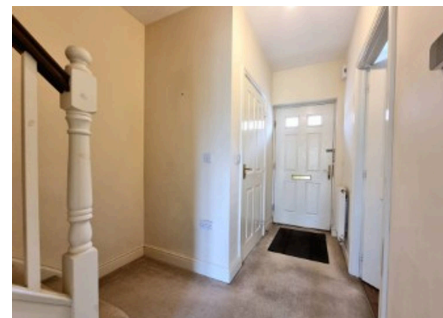
New to the market since construction • Available to purchase with no ongoing chain • An ideal purchase for first time buyers or investors • Three story end of terrace town house • Located on the sought after Parc Derwen development • Very well maintained throughout • Three double sized bedrooms, Master with private en-suite shower room • Generous enclosed rear garden • Partly sheltered driveway off road parking for two/three vehicles

- Within walking distance to local amenities, play parks and primary school

DanielMatthew
ESTATE AGENTS



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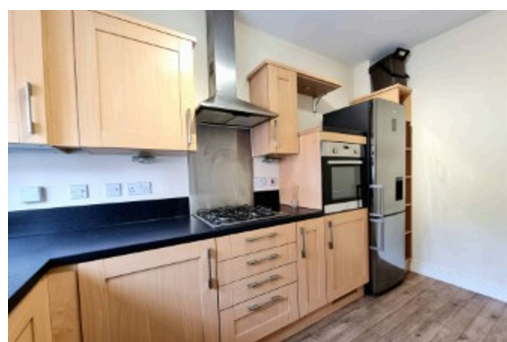


Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:
TBC





Hallway

The property is entered via a composite and glazed panel door into an entrance hallway, with fitted carpet flooring, a fixed staircase rising to the first floor accommodation and doorways leading to the kitchen, lounge/diner and WC.

Kitchen

12' 4" x 7' 0" (3.75m x 2.14m)

The well appointed kitchen has been fitted with a matching range of wooden base and wall mounted units, with a complimenting laminated worksurface over. It offers space for a washing machine and fridge/freezer (included in the sale for the right offer price), an integrated eye level oven, four burner gas hob with extraction fan over and a stainless steel sink unit positioned below a UPVC double glazed window to the front. The room is fitted with wood effect cushioned vinyl flooring and houses the gas boiler.



Lounge/Diner

17' 2" x 14' 4" (5.22m x 4.38m)

The spacious lounge/diner is located to the rear of the property and is flooded with natural light from UPVC double glazed patio doors, flanked by UPVC double glazed windows to the rear. The room has fitted carpet flooring throughout and a doorway gives access to a generous understairs storage cupboard.



WC

The ground floor WC has been fitted with a white two piece suite comprising; low level WC and a pedestal wash hand basin. There is splashback tiling above the sink unit, wood effect cushioned vinyl flooring and an obscure UPVC double glazed window to the front.

Landing

To the first floor, the landing has a continuation of the same fitted carpet as the hallway and stairs. The landing provides access to two good sized double bedrooms, a shallow storage cupboard, the shared bathroom and has a second fixed staircase rising to the second floor accommodation.

Bedroom One

21' 11" x 11' 1" (6.68m x 3.39m)

Bedroom one occupies the majority of the second floor, benefitting from an open plan dressing area to the rear and access to a private en-suite shower room. The room features fitted carpet flooring throughout and a UPVC double glazed window to the front, with a velux ceiling window to the rear.

En-suite

6' 0" x 9' 4" (1.83m x 2.84m)

The en-suite shower room has been fitted with a white three piece suite comprising; enclosed double shower cubicle with a mains powered shower fitted, a pedestal wash hand basin and low level WC. The room is fitted with cushioned vinyl flooring and benefits from a velux ceiling window to the rear.

Bedroom Two

11' 0" x 14' 4" (3.36m x 4.38m)

The second spacious double bedroom is located on the first floor to the front of the property. This L-shaped bedroom features two UPVC double glazed windows to the front and fitted carpet flooring.



Bedroom Three

8' 9" x 14' 4" (2.66m x 4.38m)

The third good sized double bedroom is located on the first floor to the rear of the property. The room features two UPVC double glazed windows to the rear and fitted carpet flooring.

Bathroom

The shared bathroom is located on the first floor between bedrooms two and three. The bathroom is fitted with a white three piece suite comprising; panel bath with over bath shower head tap attachment, pedestal wash hand basin and low level WC. The room has full height tiling surrounding the bath area, a wall mounted vanity unit and is fitted with cushioned vinyl flooring.

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Front Garden

The front aspect of the property is mainly laid to grass, with the boundary enclosed from the street pavement by half height wrought iron railings and a paved pathway leading to the front door.

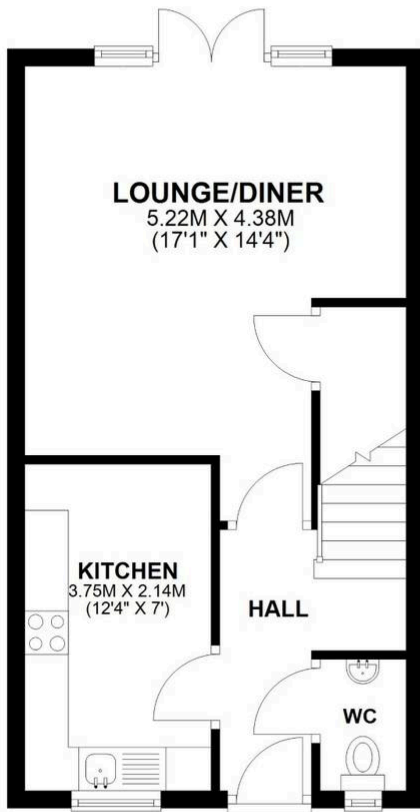
Rear Garden

The large enclosed rear garden is mainly laid to lawn that gently slopes down to the rear boundary fence, with a paved footpath leading from the rear patio doors to a tall wooden side gate, giving access to the driveway.

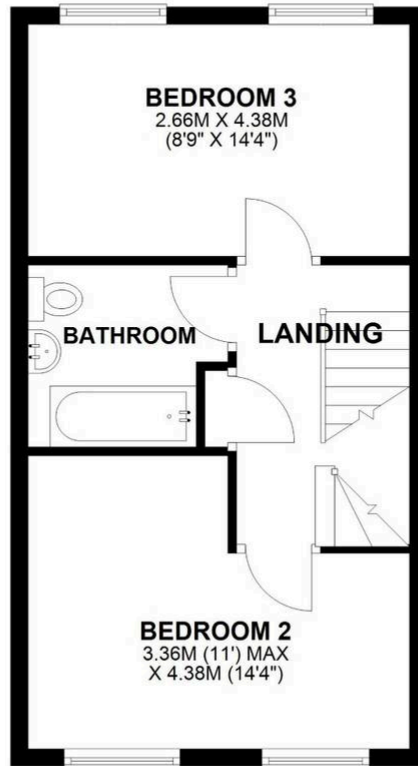




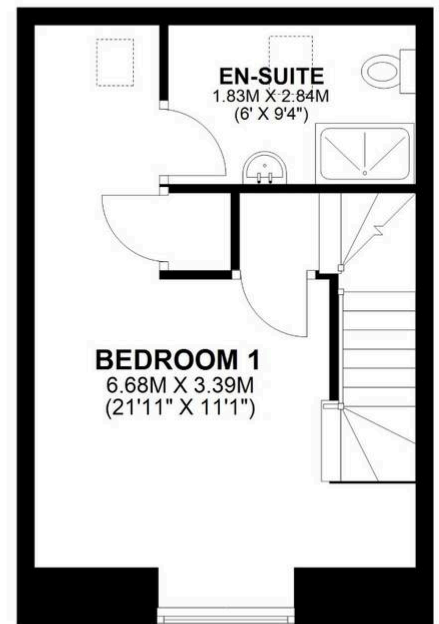
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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