



Llwyn Derwen, guide price £215,000- £225,000

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- Property will be Freehold upon completion
- Ground floor WC
- Principal bedroom with top floor privacy
- Private driveway for off-road parking
- Modern open-plan kitchen/diner with French doors
- Separate cosy living room
- EPC Rating: C



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01633 746088
team@pinkmove.co.uk



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About the property

Located within the sought-after Llwyn Derwen development in Ynysddu, this beautifully presented three-bedroom semi-detached townhouse offers spacious and versatile accommodation set across three floors—ideal for families and professionals alike.

The ground floor comprises a welcoming entrance hallway, a cosy living room, and a modern open-plan kitchen/dining space, perfect for both everyday living and entertaining. French doors open out onto the rear garden, creating a seamless indoor-outdoor flow, while a convenient cloakroom completes the ground floor.

On the first floor, there are two well-proportioned bedrooms alongside a stylish shower room. The second floor is dedicated to an impressive principal bedroom, complemented by a family bathroom, offering both privacy and flexibility.

Externally, the property benefits from a private driveway providing off-road parking, as well as solar panels to enhance energy efficiency. The rear garden offers a low-maintenance space ideal for relaxing or socialising.

Set in a peaceful village location, the property is within easy reach of local amenities, cafés and scenic walks, with Cwmfelinfach Primary School nearby. Excellent transport links include Crosskeys and Llanbradach train stations, along with convenient access to the A467 and M4, making commuting to Newport, Cardiff and beyond straightforward.



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Accommodation

Living Room

11' 6" x 14' 5" (3.51m x 4.39m)

Kitchen/Diner

10' 3" x 14' 5" (3.12m x 4.39m)

Downstairs Wc

6' 6" x 3' 8" (1.98m x 1.12m)

Bedroom 3

10' 4" x 14' 6" (3.15m x 4.42m)

Bedroom 2

11' 7" x 14' 4" (3.53m x 4.37m)

1st Floor Shower Room

4' x 8' 9" (1.22m x 2.67m)

Bedroom 1

15' 6" x 14' 5" (4.72m x 4.39m)

Bathroom

7' 3" x 5' 5" (2.21m x 1.65m)

Agents Note:

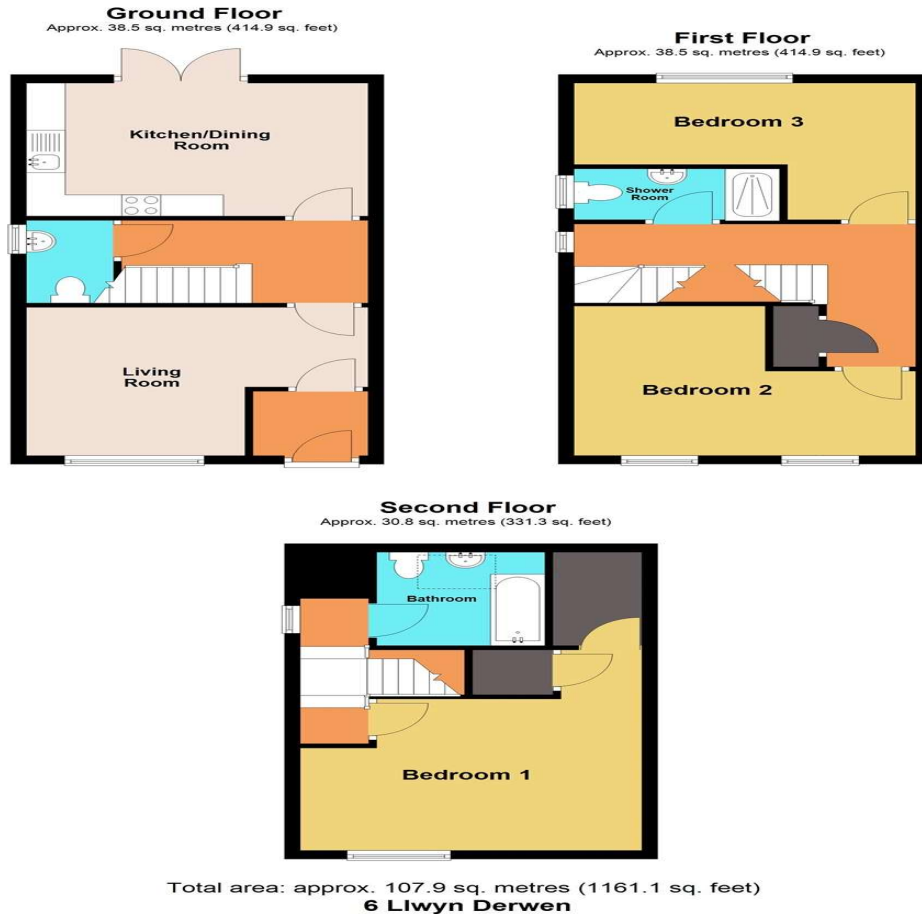
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Floorplan



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