

2 Pwll Evan Ddu, Coity

£300,000 Freehold

FOUR BEDROOM PROPERTY IN PWLL EVAN DDU COITY • FOUR BEDROOM SEMI WITH TWO/THREE RECEPTION ROOMS • KITCHEN, LOUNGE AND DINING ROOM • TWO BATHROOMS • LOCATED IN A BEAUTIFL SETTING IN COITY WITH BEAUTIFUL OUTLOOKS • DRIVE WITH GARDEN TO FRONT AND REAR • SOLD WITH NO ONGOING CHAIN • STONE THROUGH AWAY FROM COITY CASTLE THIS IS A PROPERTY TO BE VIEWED

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ESTATE AGENTS



Spacious four-bedroom semi in scenic Coity near Coity Castle. Versatile living areas, two bathrooms, no chain, close to shops, schools, M4, and countryside. Ideal family home.

Council Tax band: E

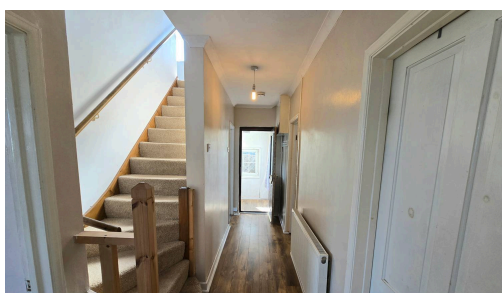
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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ENTRANCE

Enter via porch, access to the hallway with plain walls, laminate flooring, radiator, staircase access and to ground floor rooms.

KITCHEN

UPVC double glazed window and door to rear aspect, range of wall and base units with complimentary worktop, integrated gas hob with extractor over, electric oven, stainless steel sink with mixer tap, radiator, space for a washing machine and space for a fridge/freezer, plain walls and laminate flooring.

LOUNGE

UPVC double glazed window to front aspect, plain walls, textured ceiling, feature fire place(chimney capped), carpet flooring and radiator.



DINING ROOM

UPVC double glazed window to rear aspect, plain walls, textured ceiling, laminate flooring and radiator.

DOWNSTAIRS BEDROOM/RECEPTION ROOM

UPVC double glazed window to front aspect, plain walls, textured ceiling, carpet flooring, fitted storage and radiator.

BATHROOM

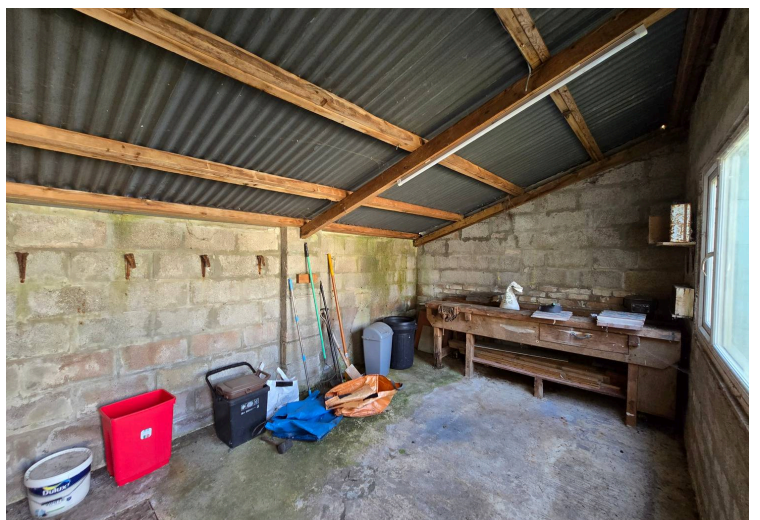
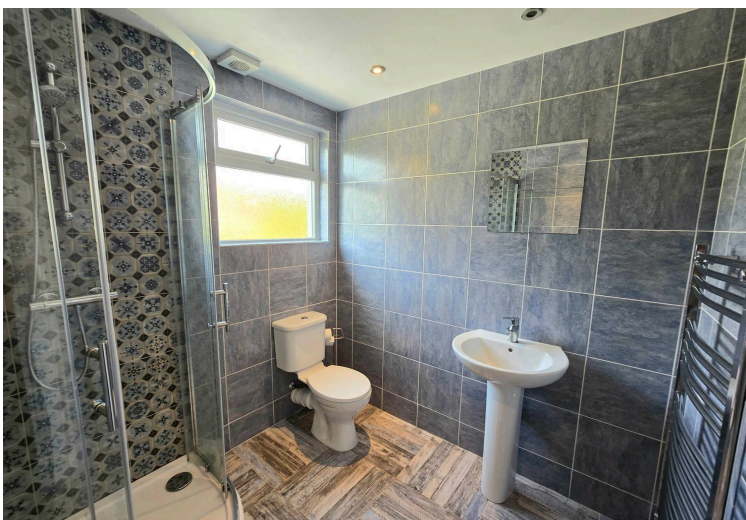
Downstairs bathroom room with UPVC double glazed window, three piece suite comprising bath with shower over and side glass screen, low level wc, wash hand basin, towel radiator, tile walls and flooring.



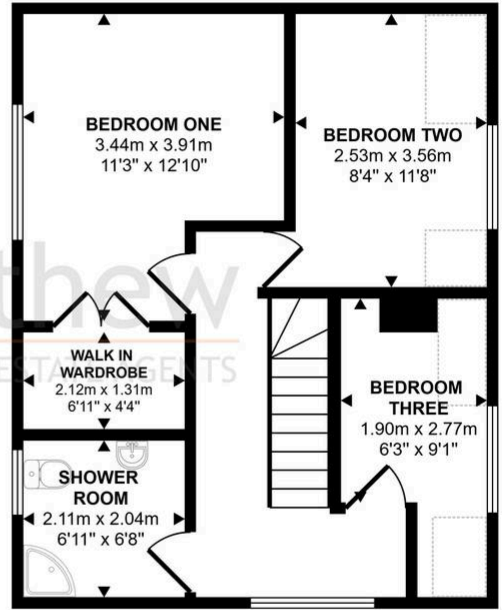
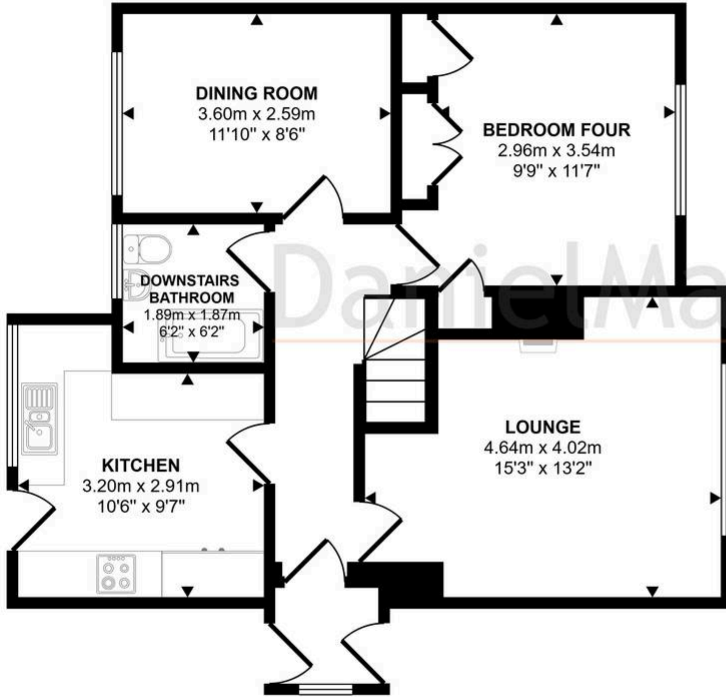
GARDEN

Garden to front and rear, the front garden has been loved with beautiful foliage and shrubs. The rear garden has wall boundaries with laid to patio and laid to lawn.






Approx Gross Internal Area
111 sq m / 1190 sq ft



First Floor
Approx 46 sq m / 500 sq ft

Ground Floor
Approx 64 sq m / 690 sq ft

 Denotes head height below 1.5m

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.

