



52 Ffordd Y Grug, Coity

£295,000 Freehold

Detached Family Home, Offered With No Ongoing Chain • Three Bedrooms • Spacious Lounge • Modern Kitchen/Diner • Cloakroom, Family Bathroom & En-Suite To Primary Bedroom • Shared Driveway Leading to Single Garage & One Allocated Parking Space • Generous Enclosed Rear Garden • Virtual Tour Available To View • Easy Access Via J36 Of The M4 Motorway • Sought After Parc Derwen Location, Close To Local Amenities & School Catchment

DanielMatthew
ESTATE AGENTS



Modern three bedroom detached home in Parc Derwen, no chain, en-suite, large garden, garage, parking, close to schools, amenities, and M4. Early viewing recommended. Virtual tour available.

Council Tax band: E

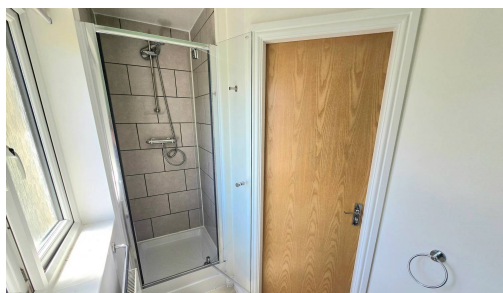
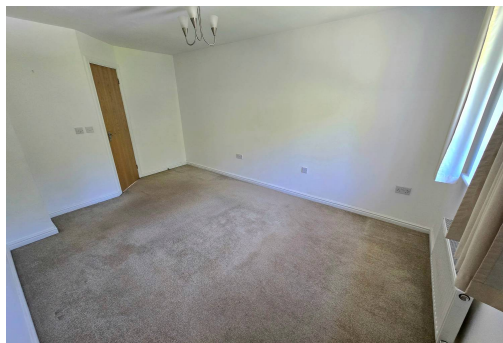
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Entrance Hallway

Enter via Composite obscured door into bright and airy entrance hallway, plastered ceiling, plastered walls with one feature papered walls, laminate flooring, radiator, staircase leading to first floor with under stairs storage, electric consumer unit, doors leading into all ground floor rooms.

Cloakroom/WC

6' 4" x 3' 10" (1.92m x 1.16m)

UPVC double glazed obscured window to rear aspect, plastered ceiling, plastered walls, tiled flooring, tiled splashback, two piece suite comprising low level WC and pedestal wash hand basin, radiator.

Lounge

18' 3" x 9' 8" (5.57m x 2.94m)

UPVC double glazed window to front aspect, UPVC double glazed French doors leading to rear garden, plastered ceiling, plastered walls with one feature papered walls, laminate flooring, two radiators.



Kitchen/Diner

18' 5" x 8' 0" (5.62m x 2.44m)

UPVC double glazed window to front aspect, UPVC double glazed French doors leading to rear garden, plastered ceiling, plastered walls, vinyl flooring, radiator, a range of matching wall and base units with complimentary work surfaces, one and a half stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted boiler, large area for dining table and chairs





Bedroom One

15' 3" x 9' 9" (4.66m x 2.97m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator, door leading into En-Suite.

En-Suite

8' 7" x 4' 5" (2.62m x 1.35m)

UPVC double glazed obscured window to front aspect, plastered ceiling, plastered walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin, single shower cubicle with over head mains, radiator.

Bedroom Two

9' 5" x 8' 1" (2.87m x 2.47m)

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



Bedroom Three

8' 5" x 8' 1" (2.56m x 2.46m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, built in fitted wardrobes, radiator.

Family Bathroom

7' 7" x 6' 2" (2.31m x 1.87m)

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



Garden

A large rear garden offering a patio area when you step into the garden with decorative stone chippings, mostly laid to lawn with side gate access, fenced boundaries, and mature shrubs and trees.

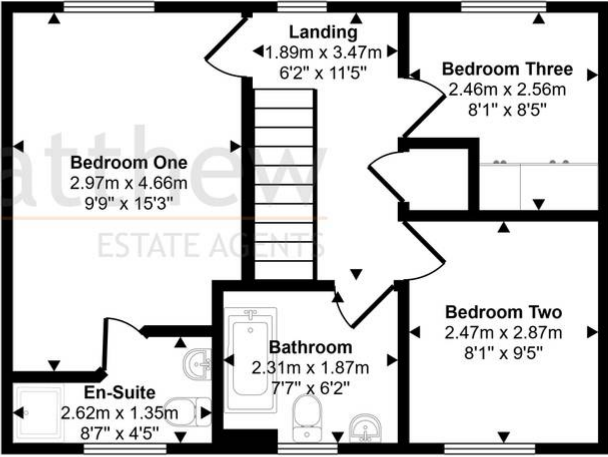
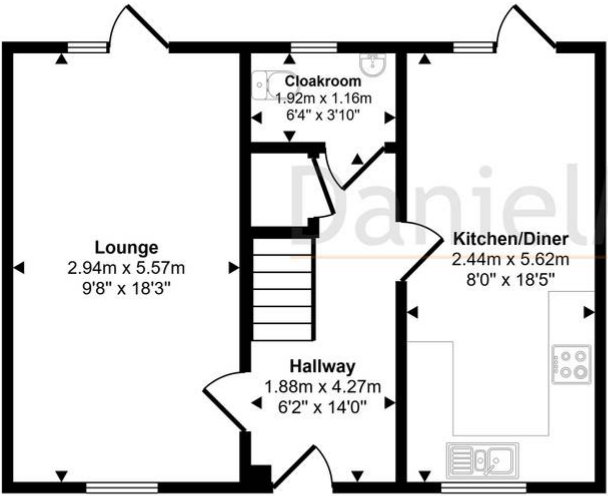
Garage

A shared driveway for four properties which leads to property with one allocated parking space leading to single garage with up and over door and power and lighting on the right hand side of the property, Side gate access into enclosed rear garden.





Approx Gross Internal Area
85 sq m / 917 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.

