



Heol Stradling, £369,950

- 4 Bedroom Detached Family Home
- Garage and Driveway
- Ensuite to Master
- Council Tax Band E
- Popular Parc Derwen Development
- EPC Rating: B



 4  2  2



About the property

A beautifully presented four bedroom detached family home situated in the highly sought-after Parc Derwen development in Coity. Offering generous and well-balanced accommodation throughout, this modern home is ideal for growing families and those seeking versatile living space.

The ground floor comprises a welcoming entrance hall with convenient cloakroom, a spacious living room to the front, and a separate formal dining room, perfect for entertaining. To the rear, the impressive kitchen/diner provides ample space for family meals and social gatherings, complemented by a practical utility room with external access.

To the first floor are four well-proportioned bedrooms, including a comfortable principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making the layout ideal for family life or home working needs.

Externally, the property benefits from a garage and driveway providing parking for several vehicles, adding to the home's practicality and appeal. Located within walking distance of local amenities, schools, and green spaces, Parc Derwen is a popular choice for families, with excellent access to transport links and nearby towns.

Early viewing is highly recommended to appreciate the space, presentation, and lifestyle this fantastic home has to offer.





Accommodation

Entrance Hall

Living Room - 13' 4" x 10' 9" (4.06m x 3.28m)

Dining Room - 10' 10" max x 9' 11" max (3.30m max x 3.02m max)

Kitchen/Diner - 20' 3" x 9' 8" (6.17m x 2.95m)

Utility Room - 6' 3" x 5' 5" (1.91m x 1.65m)

W.C.

First Floor

Landing

Bedroom One - 11' 5" x 10' 11" (3.48m x 3.33m)

Ensuite

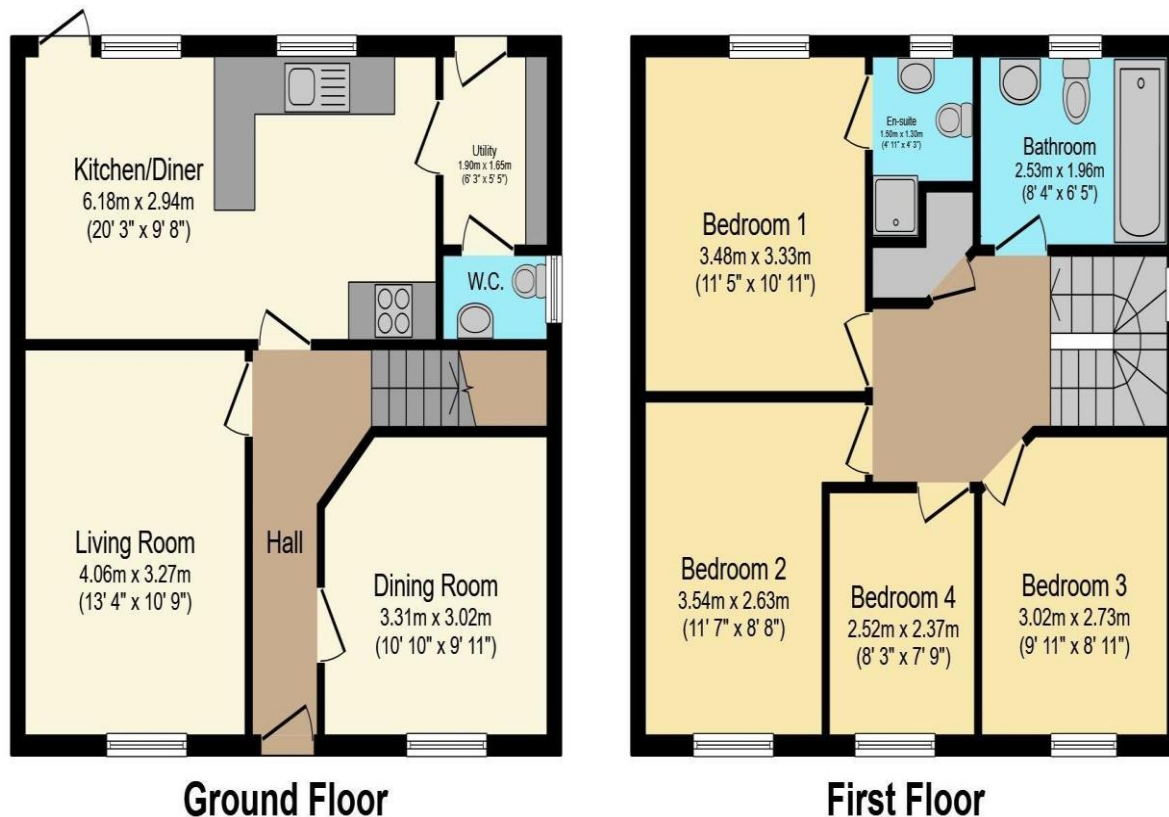
Bedroom Two - 11' 7" x 8' 8" plus door recess (3.53m x 2.64m plus door recess)

Bedroom Three - 9' 11" x 8' 11" (3.02m x 2.72m)

Bedroom Four - 8' 3" x 7' 9" (2.51m x 2.36m)

Bathroom

Floorplan



Important Information

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