



## 77 Clos Yr Eryr, Coity, CF35 6HE

**£275,000**

Ferriers Estate Agents are delighted to offer for sale this immaculately presented, three bedroom semi-detached property situated in the highly sought after Parc Derwen Estate in Coity. Conveniently located within close proximity to excellent school catchments, local shops, amenities and easy access to the M4 corridor. The property briefly comprises:- entrance hallway, cloakroom, lounge and a kitchen/diner to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, off-road parking for two vehicles as well as a north facing, enclosed rear garden with artificial turf and patio areas. With contemporary décor throughout and a thoughtfully designed layout, this property is ready to move straight into and enjoy!

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = C.

Council Tax Band = D.

## Ground Floor

### Entrance Hallway



Entry via a composite front door, skimmed ceiling, skimmed walls, wood effect laminate flooring, carpeted staircase leading to the first floor, door into the lounge, door into:-

### Cloakroom 2'10" x 5'2" (0.88 x 1.58)



Skimmed ceiling, skimmed walls, tile effect vinyl flooring, radiator, two piece suite comprising a pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the front.

### Lounge 12'3" x 14'7" (3.74 x 4.47)



Skimmed ceiling, skimmed walls with feature wall panelling, wood effect laminate flooring, radiator, under stairs storage cupboard, uPVC double glazed window to the front, door into:-

### Kitchen / Diner 8'5" x 15'7" (2.57 x 4.75)



Skimmed ceiling, skimmed walls, tile effect vinyl flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated appliances include an electric oven and induction hob with a chrome chimney style extractor above, space and plumbing for a washing machine and a tumble dryer, space for a fridge/freezer and a small dining table, uPVC double glazed window to the rear, uPVC double glazed French doors to the rear providing access into the rear garden.

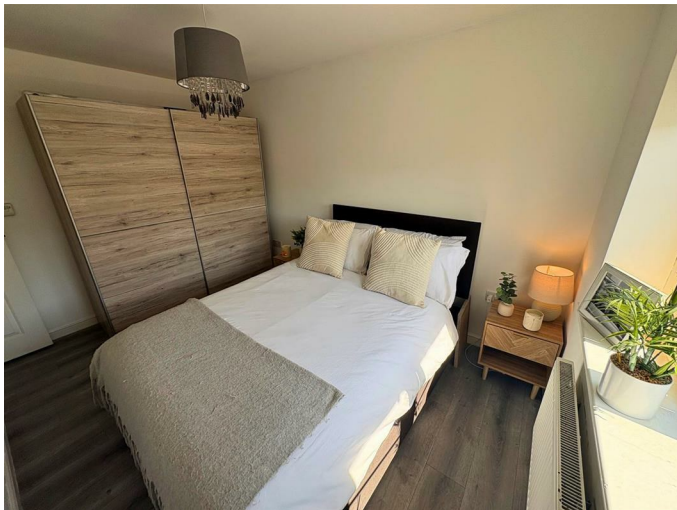
## First Floor

## Landing



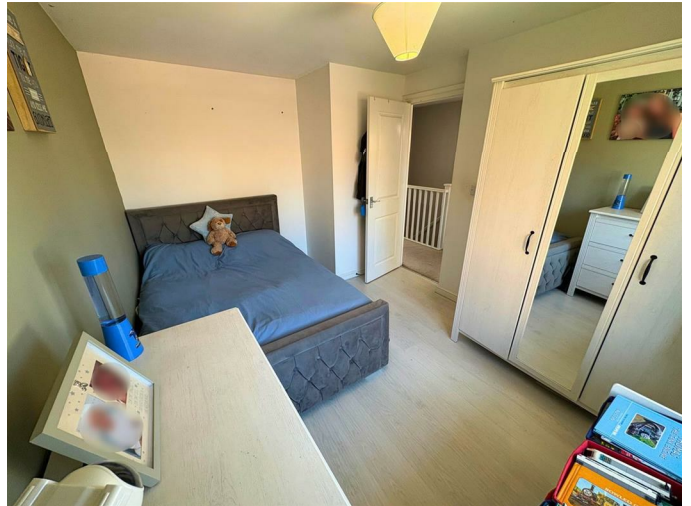
Skimmed ceiling with loft access, skimmed walls, fitted carpet, radiator, airing cupboard, uPVC double glazed window to the side, four doors off:-

## Bedroom One 8'1" x 11'8" (2.47 x 3.58)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

## Bedroom Two 8'8" x 11'8" (2.65 x 3.58)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

## Bedroom Three 7'3" x 8'7" (2.22 x 2.63)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

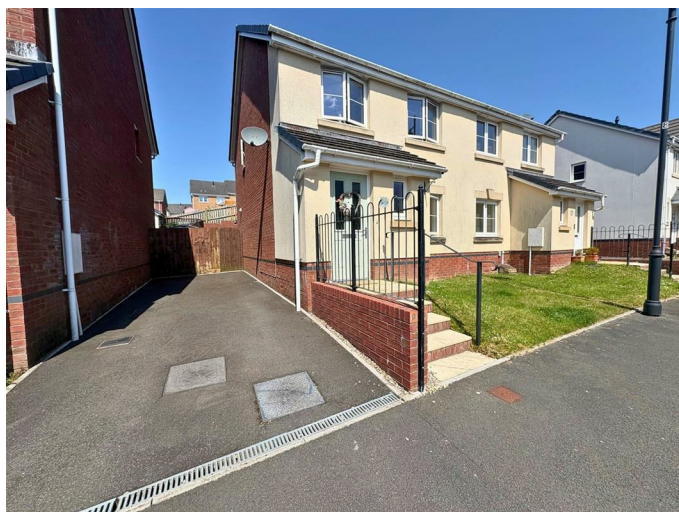
### Bathroom 6'8" x 6'1" (2.04 x 1.87)



Skimmed ceiling, skimmed and tiled walls, vinyl flooring, radiator, three piece suite comprising a panel bath with shower over and glass privacy screen, pedestal wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

### Outside

#### Front Garden & Driveway



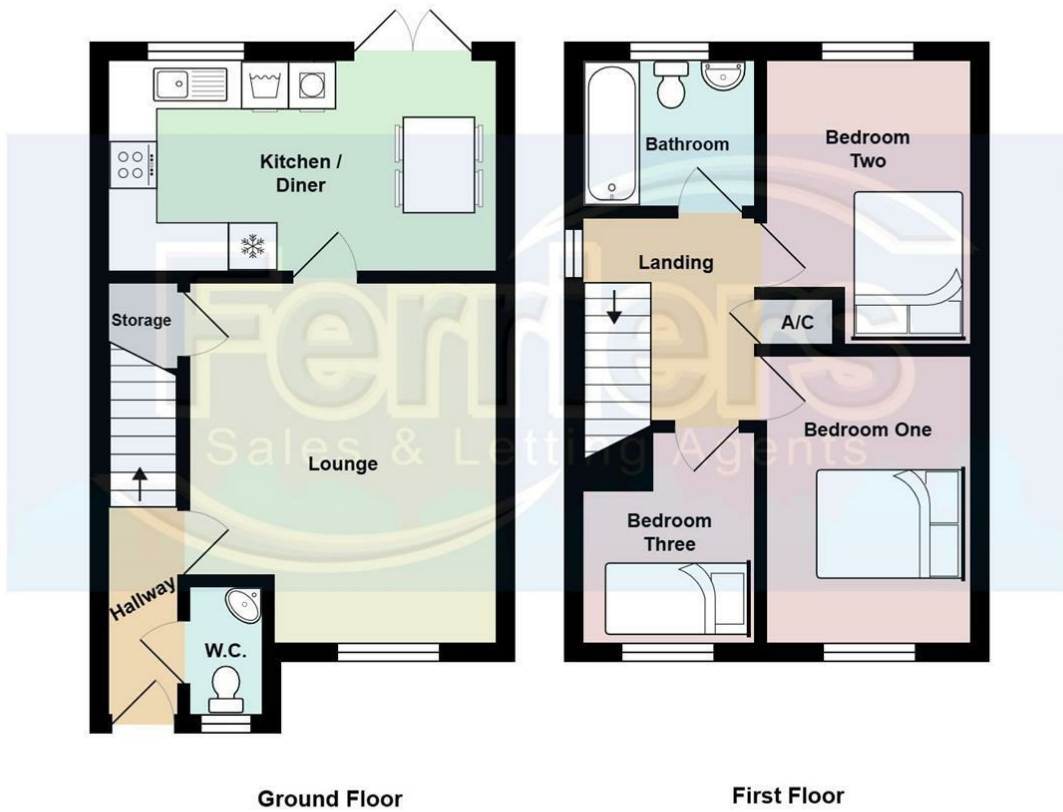
Driveway to the side providing off-road parking for two vehicles with steps leading to the property entrance, front lawn and gated side access to the rear garden.

### Rear Garden



Landscaped rear garden with large patio area, elevated gravelled seating area and an enclosed area laid with family-friendly artificial lawn, bordered with wood panelled fencing and gated side access.

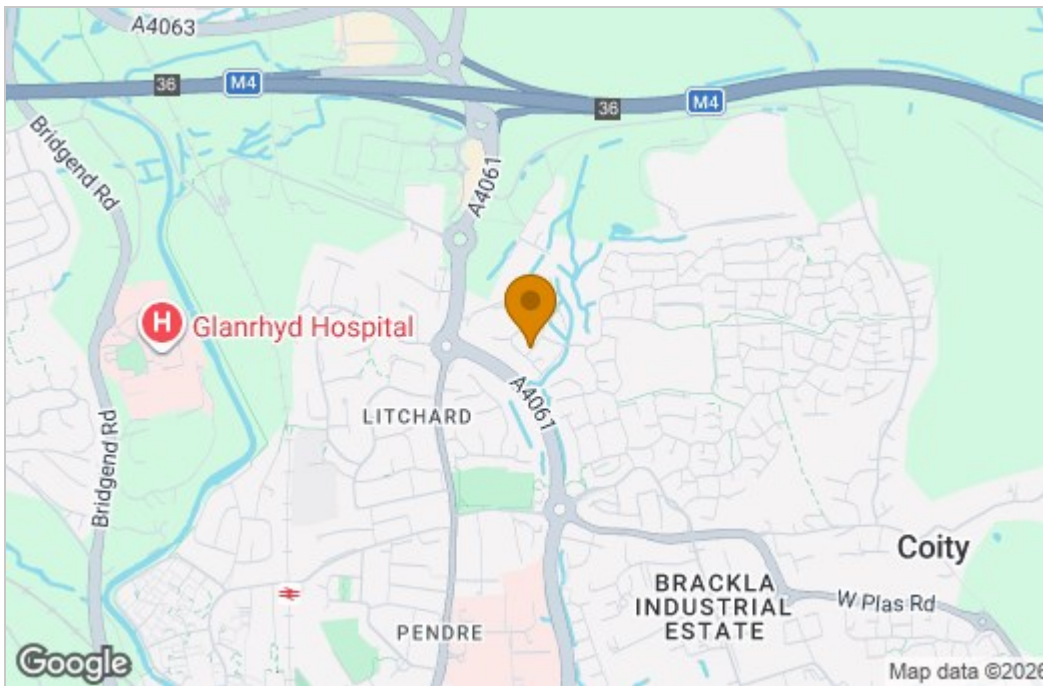
## Floor Plan



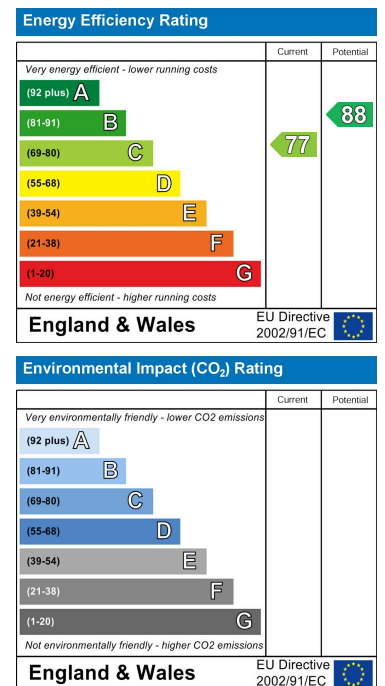
Ground Floor

First Floor

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.