



16 Llys Y Dderwen, Coity

£244,999 Freehold

IMMACULATE SEMI DETACHED PROPERTY • THREE BEDROOMS • SITUATED IN THE POPULAR PARC DERWEN ESTATE • SPACIOUS LOUNGE WITH FRENCH DOORS LEADING TO REAR GARDEN • CLOAKROOM, FAMILY BATHROOM & EN-SUITE TO PRIMARY BEDROOM • TWO ALLOCATED PARKING SPACES • WELL MAINTAINED ENCLOSED REAR GARDEN • BEAUTIFUL ENCLOSED GARDEN • PEACEFUL CUL-DE-SAC LOCATION OVERLOOKING GREENERY TO THE FRONT ASPECT • IDEAL HOME FOR FIRST TIME BUYERS

DanielMatthew
ESTATE AGENTS



Modern three-bed semi in Parc Derwen with stylish kitchen, en suite, family bathroom, downstairs WC, two parking spaces, and access to schools, shops, parks, and transport links.

Council Tax band: C

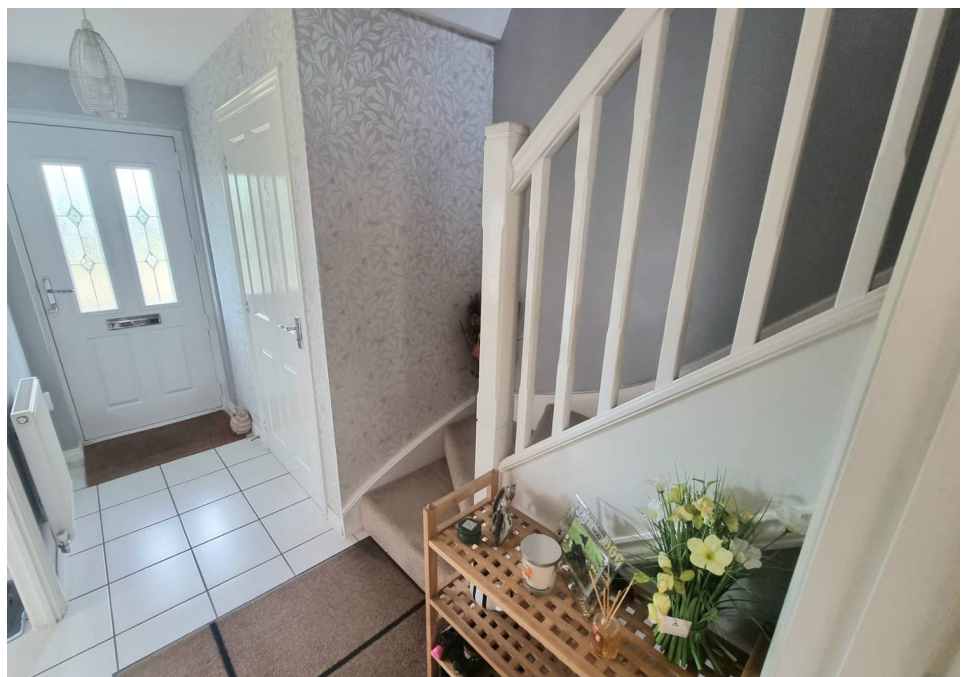
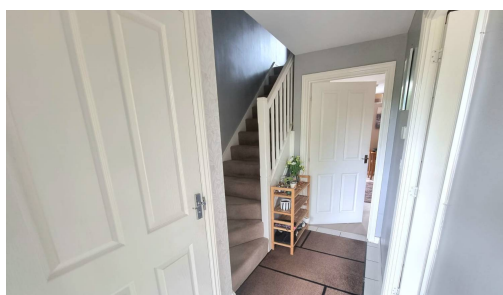
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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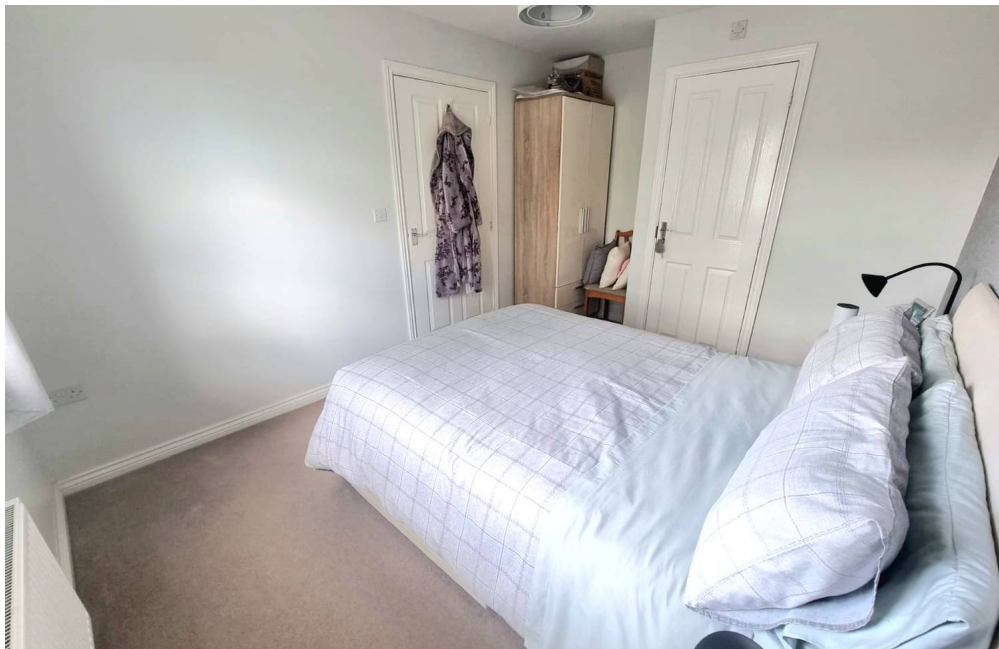
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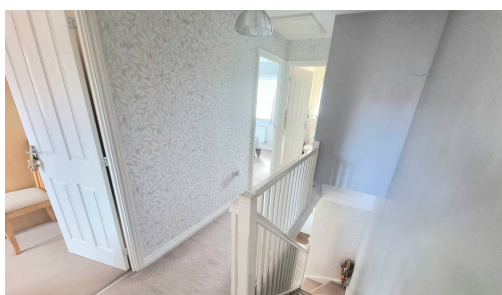
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ENTRANCE

Enter via composite obscured door leading into the bright and airy entrance hallway with plastered ceiling, plastered walls, radiator, tiled flooring, staircase with fitted carpet leading to first floor, doors leading into Lounge and Kitchen.

KITCHEN/DINER

UPVC double glazed window to front aspect, plain ceiling, plain walls, tiled flooring, 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 fan, integrated washing machine, dishwasher and fridge/freezer, radiator, wall mounted combination boiler and breakfast bar seating.



LOUNGE

UPVC double glazed French doors leading to enclosed beautiful rear garden, Two UPVC double glazed windows to side and rear aspect, plastered ceiling, plastered walls, fitted carpet, two radiators, under stairs storage cupboard.

CLOAKROOM/WC

UPVC double glazed obscured window to front aspect, plain ceiling, extractor fan, plain walls, tiled flooring, plain and tiled walls, two piece suite comprising low level WC and pedestal wash hand basin and radiator.

LANDING

Plastered ceiling with loft access, papered walls, fitted carpet, airing cupboard, and doors leading into all first





BEDROOM ONE

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

EN SUITE

Plastered ceiling with extractor fan, partially plain and tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, shower enclosure and radiator.

BEDROOM TWO

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

BEDROOM THREE

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



BATHROOM

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



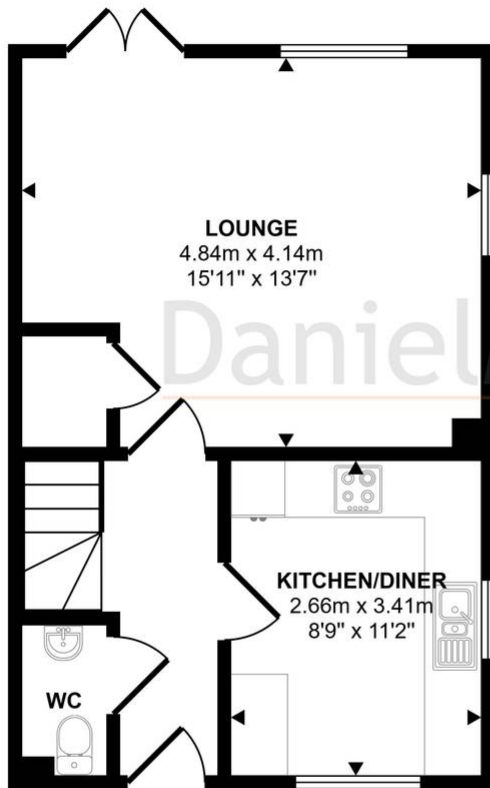
GARDEN

Beautifully loved and landscaped garden with a wall boundary, liad to patio, laid to lawn, mature foilage and side gate access.

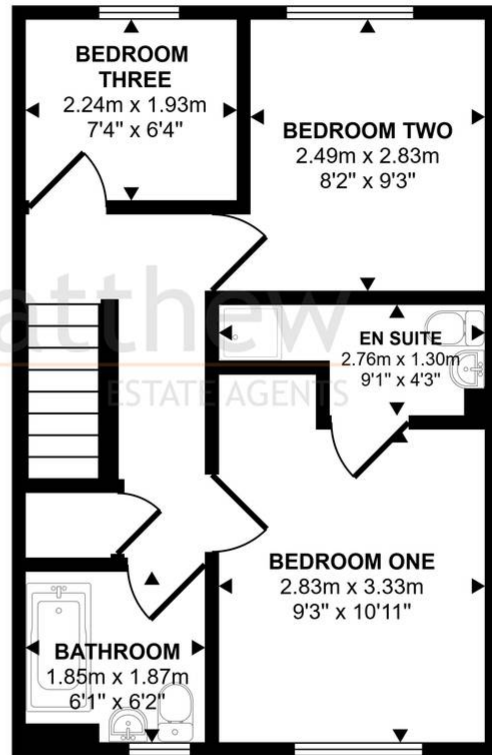




Approx Gross Internal Area
75 sq m / 808 sq ft



Ground Floor
Approx 37 sq m / 403 sq ft



First Floor
Approx 38 sq m / 406 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.