



Clos Tyn Y Coed, £325,000

- Extended 4 bedroom semi-detached family home
- Sold With No Onward Chain
- Off Street Parking & Garage
- Immaculately presented throughout
- Council Tax Band D
- EPC Rating: Awaited



 4  2  2



About the property

An immaculately presented and substantially extended four-bedroom semi-detached home offered with no ongoing chain, set within a quiet cul-de-sac and occupying a larger than average plot, offering generous and versatile living space throughout.

The property has been thoughtfully enhanced with a double-storey extension, creating a stylish family home finished to a high standard.

The ground floor comprises a welcoming entrance hallway, a dual-aspect lounge with dining area, and an impressive rear kitchen extension featuring contemporary fitted units, integral appliances, quartz worktops and a Belfast sink, opening into a spacious dining area. A downstairs cloakroom and integral garage complete the ground floor.

Upstairs are four well-proportioned bedrooms, three doubles, including a master bedroom with en-suite and dressing area. A beautifully appointed family bathroom serves the remaining bedrooms, with the fourth currently used as a home office.

Externally, the landscaped rear garden wraps around the property and includes a large patio and a versatile garden building, currently used as a bar.

Ideally located for the M4, local amenities, schools and Sarn village, this exceptional home offers both privacy and convenience.

Early viewing is highly recommended.





Accommodation

Entrance Hall

Lounge/Diner - 22' x 11' 6" (6.71m x 3.51m)

Kitchen/Diner - 17' 1" max x 11' 6" max (5.21m max x 3.51m max)

W.C.

Integral Garage - 19' 8" x 9' 10" (5.99m x 3.00m)

First Floor

Landing

Bedroom One - 10' 2" x 8' 10" (3.10m x 2.69m)

Dressing Room - 6' 7" x 5' 7" (2.01m x 1.70m)

En-Suite - 6' 7" x 4' 7" (2.01m x 1.40m)

Bedroom Two - 13' 9" max x 10' 2" max (4.19m max x 3.10m max)

Bedroom Three - 11' 6" x 9' 2" (3.51m x 2.79m)

Bedroom Four - 8' 10" x 5' 11" (2.69m x 1.80m)

Bathroom - 7' 9" x 5' 2" (2.36m x 1.57m)

Floorplan



Total floor area 126.9 m² (1,366 sq.ft.) approx

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