



**28 Ffordd Y Draen, Coity**

**£329,950 Freehold**

**CALL TODAY TO VIEW ON 01656 750764**

**DanielMatthew**  
ESTATE AGENTS



- DETACHED PROPERTY SET IN PARC DERWEN
- SPACIOUS LOUNGE
- KITCHEN/DINER, IDEAL FOR ENTERTAINING
- UTILITY AND WC
- FOUR BEDROOMS
- PRIMARY WITH EN SUITE AND FAMILY BATHROOM
- PARKING WITH GARAGE AND ENCLOSED GARDEN
- MUST TO VIEW
- CLOSE TO COITY, M4 CORRIDOR, LOCAL SCHOOLS



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency  
Rating: B

EPC Environmental Impact  
Rating: B





### Hallway

Enter via composite obscured door into welcoming hallway, plain ceiling, plain walls, tiled flooring, staircase leading to first floor, understairs storage cupboard, radiator, doors leading into ground floor rooms.

### Cloakroom / WC

5' 8" x 3' 1" (1.72m x 0.94m)

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

### Lounge

21' 2" x 11' 5" (6.46m x 3.47m)

UPVC double glazed French doors leading to enclosed rear garden, UPVC double glazed window to front aspect, plain ceiling, plain walls, laminate flooring, electric fireplace to remain, two radiators





### **kitchen / Dining Room**

21' 2" x 8' 6" (6.44m x 2.60m)

Two UPVC double glazed windows to front and side aspect, plain ceiling, plain walls, tiled flooring, tiled splashback, a range of matching wall and base units with complimentary worksurfaces, one and a half stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, integrated fridge/freezer and dishwasher, two radiators, spacious area available for dining table and chairs, arch leading into utility room.

### **Utility**

6' 7" x 4' 10" (2.01m x 1.48m)

UPVC double glazed door to the rear side of the property, wall and base units, stainless steel sink/drainer, tiled splash back, space for a washing machine, plain walls, plain ceiling and tiled flooring.



### **Landing**

Landing with plain and feature papered walls, plain ceiling, radiator, carpet flooring and access to first floor rooms.

### **Master Bedroom**

11' 7" x 11' 11" (3.54m x 3.64m)

UPVC double glazed window to aspect, plain walls, papered wall, plain ceiling, carpet flooring, radiator and access to the ensuite.



**Ensuite**

4' 11" x 6' 8" (1.50m x 2.04m)

UPVC double glazed obscured window to aspect, plain ceiling, plain walls with tiled splash back, low level WC, pedestal wash hand basin, shower cubicle with shower over and radiator.

**Bedroom Two**

8' 6" x 12' 2" (2.60m x 3.70m)

UPVC double glazed window to aspect, plain walls, plain ceiling, laminate flooring and radiator.

**Bedroom Three**

8' 9" x 8' 11" (2.66m x 2.72m)

UPVC double glazed window to aspect, plain ceiling, plain walls, carpet flooring and radiator.

**Bedroom Four**

9' 6" x 8' 2" (2.89m x 2.49m)

UPVC double glazed window to aspect, plain ceiling, plain walls, papered wall, laminate flooring and radiator

**Bathroom**

6' 9" x 5' 7" (2.07m x 1.71m)

UPVC double glazed obscured window to aspect, plain ceiling, plain walls with tiled splash back, low level WC, pedestal wash hand basin, panel bath with shower mixer tap.

**Garden**

FRONT- Access to the front door. REAR- Fence boundary, laid to patio and laid to turf.

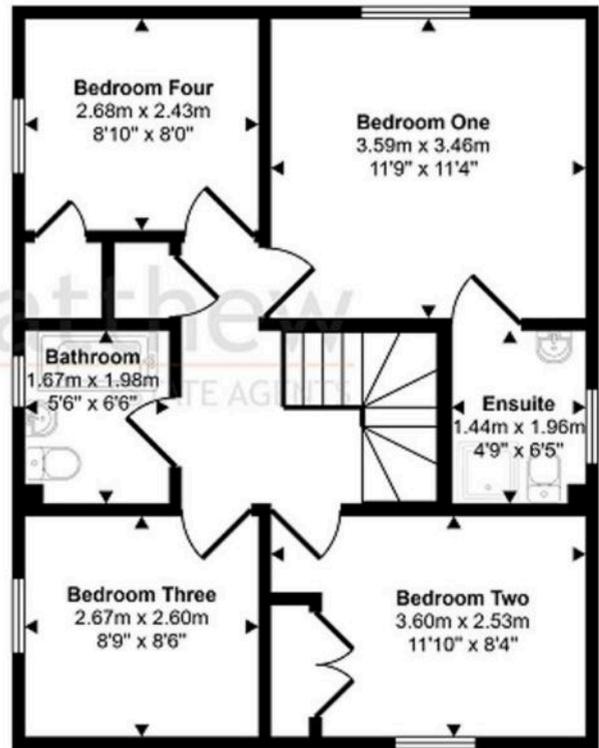




Approx Gross Internal Area  
106 sq m / 1140 sq ft



Ground Floor  
Approx 53 sq m / 568 sq ft



First Floor  
Approx 53 sq m / 572 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.