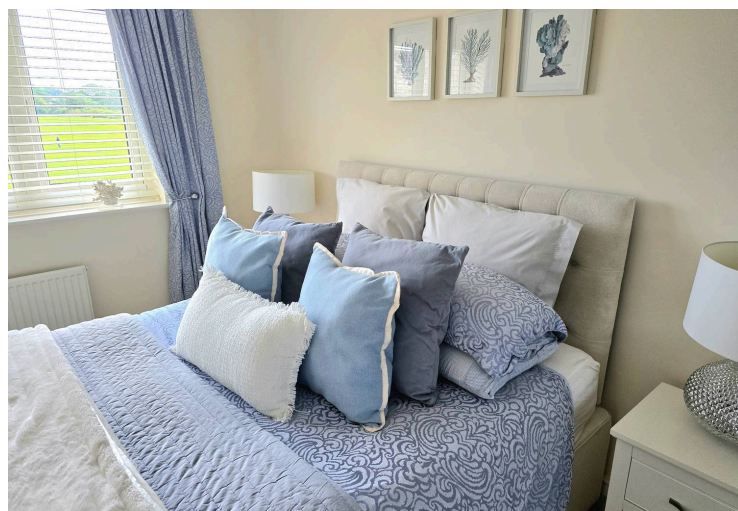
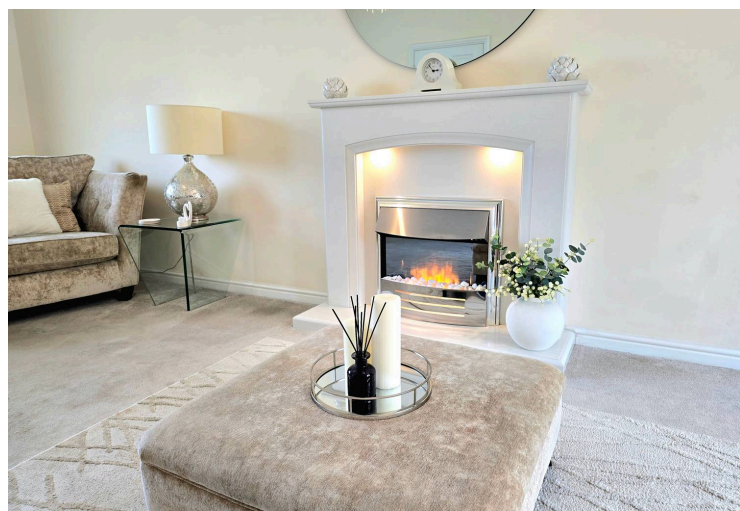




28 Trem Gwlad Yr Haf, Coity

£385,000 Freehold

Immaculate four-bed detached home (built 2016) with two receptions, en-suite, fitted wardrobes, garage, gardens, and patio. Overlooks playing fields. Close to schools, parks, and M4.

Council Tax band: E

Tenure: Freehold

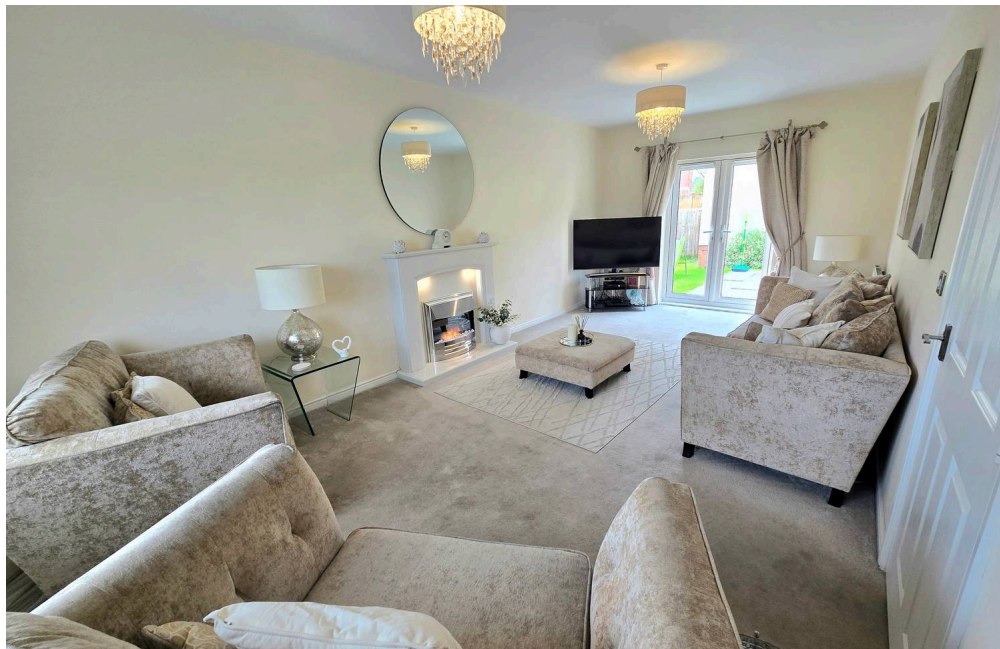
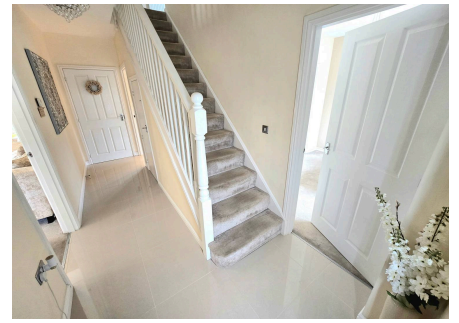
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

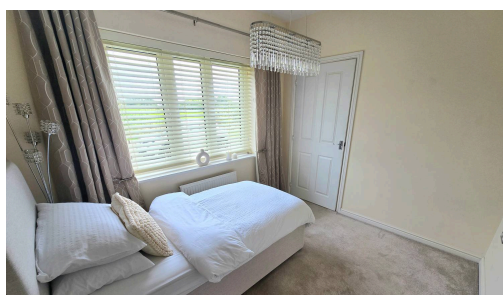
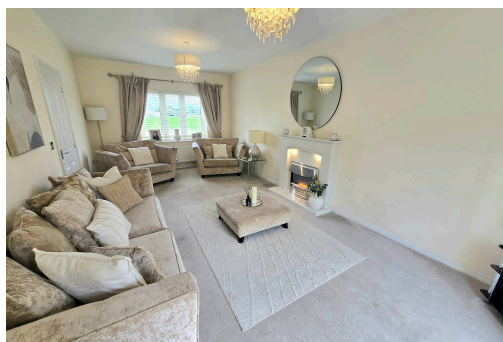
DanielMatthew
ESTATE AGENTS



Immaculate four-bed detached home (built 2016) with two receptions, en-suite, fitted wardrobes, garage, gardens, and patio. Overlooks playing fields. Close to schools, parks, and M4.



- Impressive Persimmon Newton Style Detached Family Home, Built in 2016
- Four Bedrooms, Two Bedrooms Offer Built In Fitted Wardrobes
- Two Reception Rooms, Offering Versatile Living Space
- Cloakroom, Family Bathroom, En-Suite To Primary Bedroom
- Situated In An Idyllic Location, Overlooking The Playing Fields
- VIRTUAL TOUR AVAILABLE
- Single Garage and Driveway Located To Rear Of Property
- Immaculately Presented Throughout, Ready To Move In
- Located Close To Local



Entrance Hallway

Enter via obscured composite door into bright and airy entrance hallway, plastered ceiling, plastered walls, tiled flooring, staircase leading to first floor, understairs storage comprises electric consumer unit, radiator, doors leading into all ground floor rooms.

Cloakroom/WC

UPVC double glazed obscured window to rear aspect, plastered ceiling, plastered walls, vinyl flooring, tiled splashback, two piece suite comprises low level WC and pedestal wash hand basin, radiator.

Lounge

22' 1" x 11' 1" (6.74m x 3.38m)

An immaculate spacious lounge with UPVC double glazed window to front aspect, UPVC double glazed French doors leading straight into the enclosed rear garden, plastered ceiling, plastered walls, fitted carpet, radiator, electric fireplace and surround with inbuilt lighting to remain.

Kitchen/Diner

13' 4" x 12' 5" (4.06m x 3.78m)

UPVC double glazed window to rear aspect, Composite obscured door leading to rear rear garden, plastered ceiling with spot lights, plastered walls, tiled flooring, a range of matching wall and base units with lighting within the plinths 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 hood, integrated fridge/freezer and dishwasher, plumbing for washing machine, wall mounted boiler, radiator, ample storage, space for dining table and chairs.

Reception Room Two

9' 7" x 8' 5" (2.93m x 2.57m)

A versatile second reception room which can be used as a dining room, playroom or home office, comprises UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator.

Landing

Plastered ceiling with loft access, plastered walls, fitted carpet, radiator, airing cupboard offering storage, doors leading into all first floor rooms.

Bedroom One

11' 2" x 10' 8" (3.41m x 3.26m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiator, built in fitted wardrobes with mirrored doors, door leading into en-suite.

En-Suite

6' 10" x 6' 2" (2.08m x 1.88m)

UPVC double glazed obscured window to front aspect, plastered ceiling with spot lights and extractor fan, plastered walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and single shower cubicle with mains overhead shower, chrome heated towel rail.

Bedroom Two

12' 10" x 9' 11" (3.91m x 3.01m)

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

Bedroom Three

11' 3" x 8' 11" (3.44m x 2.72m)

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

Bedroom Four

8' 10" x 6' 7" (2.68m x 2.00m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, radiator, built in fitted wardrobes with mirrored doors.

Family Bathroom

7' 4" x 5' 6" (2.24m x 1.68m)

UPVC double glazed obscured window to rear aspect, plastered ceiling with spot lights and extractor fan, plastered walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, pedestal wash hand basin and panelled shower with mixer tap and electric shower, chrome heated towel rail.

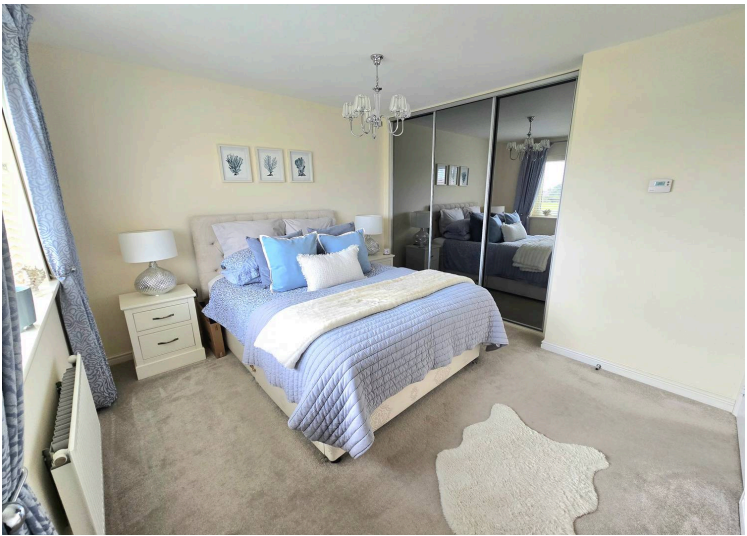


FRONT GARDEN

Front Garden – Situated on a corner, located directly opposite the playing fields, perfect for families with children or dog walkers. Side gate access to the right hand side, Pathway leading to front door, laid to lawn.

REAR GARDEN

Fenced and Brick boundaries large patio area with newly fitted awning under warranty which benefits from LED lighting. Mostly laid to lawn with a further located behind a garage, side gate access.



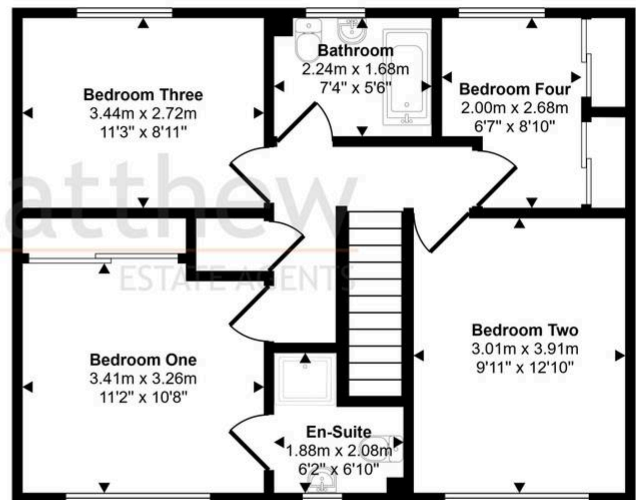




Approx Gross Internal Area
116 sq m / 1249 sq ft



Ground Floor
Approx 58 sq m / 622 sq ft



First Floor
Approx 58 sq m / 628 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.