



## 4 Beds, Detached, Freehold, £425,000

### Dyffryn Y Coed

3EA - Three Estate Agents are pleased to offer this substantial, four double bedroom, detached property in the ever popular Charles Church development located in Dyffryn Y Coed, Church Village.

### Features

- ▀ DETACHED
- ▀ EN SUITE
- ▀ FOUR DOUBLE BEDROOMS
- ▀ OFF ROAD PARKING FOR FOUR CARS
- ▀ DOUBLE GARAGE

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The property briefly consists of a spacious hallway leading to all rooms with laminate flooring.

The study is a very generous size with carpet to floor.

The spacious lounge has carpet to floor with French Doors overlooking the rear garden offering ample natural light into this room.

The open plan kitchen/diner has laminate flooring, ample units, breakfast bar island, integrated oven, hob and dish washer. There is also a separate utility room adjacent to the kitchen with matching laminate flooring.

Finally on the ground floor there is a WC with laminate flooring.

To the first floor there are four double bedrooms all with carpet to floor, the master also has an en-suite shower room with walk in shower and laminate flooring.

Finally within this property there is a separate family bathroom with laminate flooring, ceramic tiles to walls and separate bath and shower cubicle.

There is a large driveway to the side of the property with off road parking for at least four vehicles along with a double garage. The low maintenance rear garden has porcelain patio slabs and the remainder is laid to artificial grass. There is also a large chinmea.

This is a very well presented and spacious family home, If you are interested then please call today to arrange a suitable day and time to view.









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85   B  | 91   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

