



Coed-Y-Graig, offers over £390,000

- Council Tax Band - E & EPC Rating - C
- Larger than average four-bedroom detached family home
- Three reception rooms including spacious L-shaped conservatory
- Generous family lounge and separate dining room
- Large fitted kitchen with separate utility room



 4  3  3



About the property

Situated on the highly desirable Forgemill Estate in Ystrad Mynach, this larger-than-average four-bedroom detached family home is well presented throughout and offers spacious, versatile accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance leading to a generous family lounge and a separate dining room, perfect for both everyday living and entertaining. To the rear of the property is a stunning L-shaped conservatory which provides an excellent additional reception space overlooking the garden, creating a bright and relaxing environment for dining or socialising.

The property further benefits from a large, fitted kitchen offering ample storage and workspace, complemented by a separate utility room providing additional practicality. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to impress with four generously sized bedrooms. The home benefits from three bathroom/shower rooms, providing excellent flexibility and convenience for a growing family or visiting guests.

Externally, the property enjoys a beautifully tiered and landscaped rear garden, offering a variety of spaces for outdoor dining, relaxing, and entertaining, all within a private enclosed setting. To the front of the property there is a driveway providing off-road parking, an integral garage, and a lawned area which enhances the home's kerb appeal.



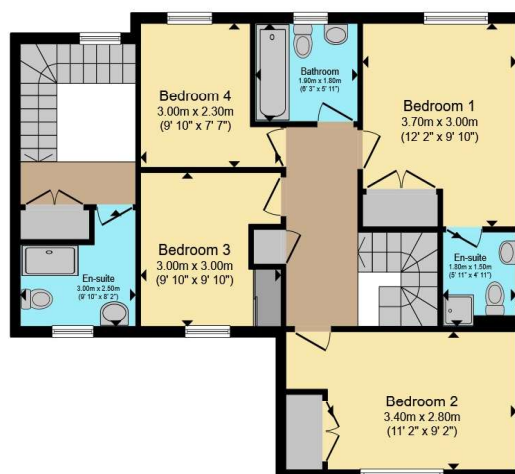


Accommodation

Floorplan



Ground Floor



First Floor

Total floor area 178.6 m² (1,922 sq.ft.) approx

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