



Llwyn Derwen

Guide Price £220,000 - £230,000

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- Set over three spacious floors
- Modern open-plan kitchen/diner with French doors
- Separate cosy living room
- Ground floor WC
- Principal bedroom with top floor privacy
- Private driveway for off-road parking
- EPC Rating: C



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About the property

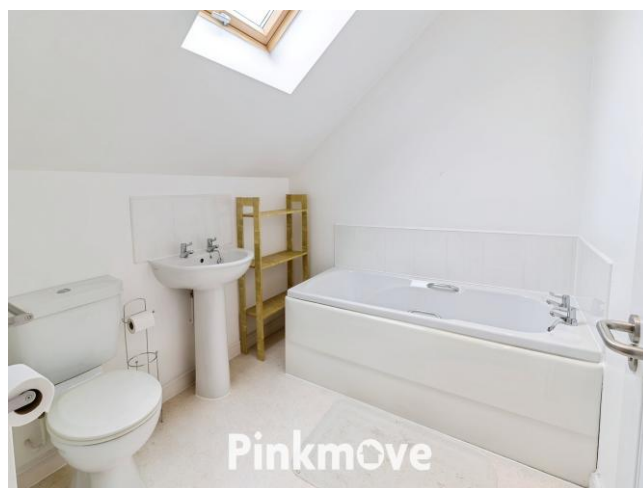
Located within the sought-after Llwyn Derwen development in Ynysddu, this beautifully presented three-bedroom semi-detached townhouse offers spacious and versatile accommodation set across three floors—ideal for families and professionals alike.

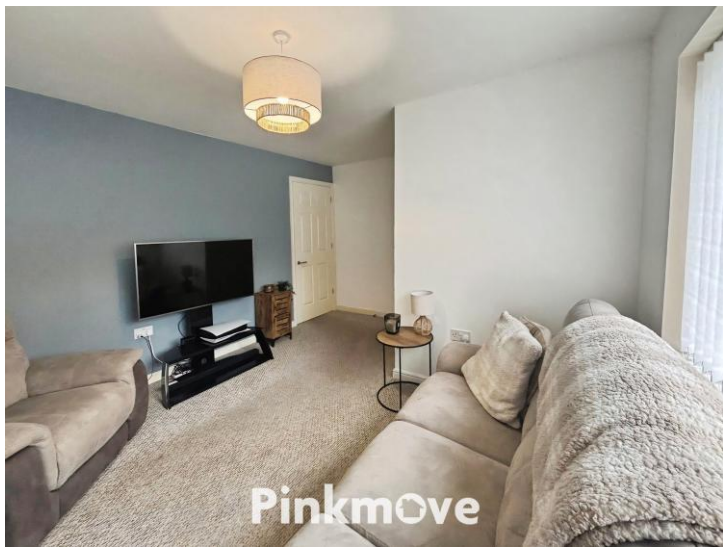
The ground floor comprises a welcoming entrance hallway, a cosy living room, and a modern open-plan kitchen/dining space, perfect for both everyday living and entertaining. French doors open out onto the rear garden, creating a seamless indoor-outdoor flow, while a convenient cloakroom completes the ground floor.

On the first floor, there are two well-proportioned bedrooms alongside a stylish shower room. The second floor is dedicated to an impressive principal bedroom, complemented by a family bathroom, offering both privacy and flexibility.

Externally, the property benefits from a private driveway providing off-road parking, as well as solar panels to enhance energy efficiency. The rear garden offers a low-maintenance space ideal for relaxing or socialising.

Set in a peaceful village location, the property is within easy reach of local amenities, cafés and scenic walks, with Cwmfelinfach Primary School nearby. Excellent transport links include Crosskeys and Llanbradach train stations, along with convenient access to the A467 and M4, making commuting to Newport, Cardiff and beyond straightforward.





Accommodation

Agents Note:

This property is currently under shared ownership with 50% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Codi Housing Association, who would need to be contacted to ensure any criteria are met by the interested party.

Living Room

11' 6" x 14' 5" (3.51m x 4.39m)

Kitchen/Diner

10' 3" x 14' 5" (3.12m x 4.39m)

Downstairs Wc

6' 6" x 3' 8" (1.98m x 1.12m)

Bedroom 3

10' 4" x 14' 6" (3.15m x 4.42m)

Bedroom 2

11' 7" x 14' 4" (3.53m x 4.37m)

1st Floor Shower Room

4' x 8' 9" (1.22m x 2.67m)

Bedroom 1

15' 6" x 14' 5" (4.72m x 4.39m)

Bathroom

7' 3" x 5' 5" (2.21m x 1.65m)

Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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