



Bryn Eirlys, Parc Derwen

offers over £240,000

- Sought after Parc Derwen Development
- Driveway parking to the front
- Master Bedroom Suite with En Suite
- Larger-Than-Average Enclosed Rear Garden
- Easy Access to Bridgend, M4 & Princess of Wales Hospital
- EPC Rating: B



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About the property

Situated in the highly sought-after Park Derwen development in Coity, this beautifully presented three double-bedroom end-link townhouse offers spacious and versatile accommodation arranged over three floors. Ideally positioned directly opposite local shops and amenities, this turnkey family home is perfectly suited to buyers looking to move straight in.

The accommodation begins with a welcoming entrance hall leading to a generous lounge positioned to the front of the property. To the rear, a hallway provides access to the downstairs cloakroom and a modern kitchen/dining room with ample space for family living and entertaining.

To the first floor are two well-proportioned double bedrooms and a contemporary family bathroom. Occupying the entire second floor is the impressive Master bedroom suite, benefiting from its own en suite shower room and offering a private retreat away from the main living accommodation.

Externally, the property benefits from off-road parking to the front, while to the rear is a larger-than-average enclosed garden, enjoying the advantages of its generous end plot and providing excellent outdoor space for families and entertaining.



Accommodation

Entrance Porch

Lounge

14' 6" x 11' 11" (4.42m x 3.63m)

Rear Hall

Kitchen/Diner

11' 10" x 8' 6" (3.61m x 2.59m)

W.C.

First Floor

Landing

Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m)

Bedroom Three

11' 11" x 10' 8" (3.63m x 3.25m)

Bathroom

8' x 4' 8" (2.44m x 1.42m)

Second Floor

Bedroom One

13' 7" x 8' 10" (4.14m x 2.69m)

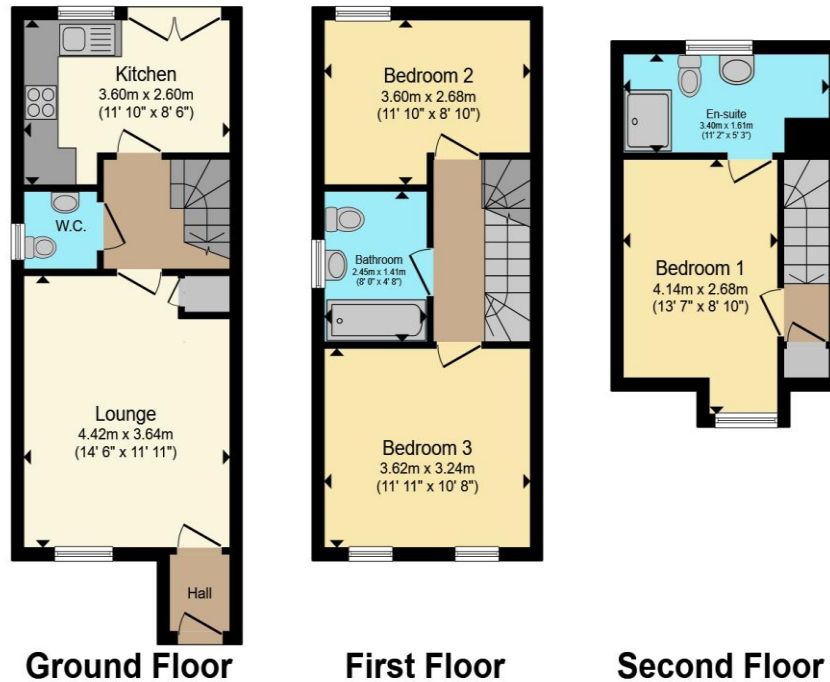
En-Suite

11' 2" x 5' 3" (3.40m x 1.60m)

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Floorplan



Total floor area 82.8 m² (891 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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