



Ffordd Y Rhosyn

Coity, Bridgend, CF35 6GJ

Asking price £340,000





## Ffordd Y Rhosyn

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Nestled in the desirable Parc Derwen estate in Coity, Bridgend, this beautifully presented detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a primary suite complete with an en-suite shower room, this home is ideal for families seeking both space and convenience.

The heart of the home is the inviting kitchen/diner, which provides an excellent space for family meals and entertaining guests. A separate utility room adds practicality, ensuring that daily chores are easily managed. The property also boasts a well-appointed integral garage, complemented by driveway parking, making it a practical choice for those with multiple cars.

The location is particularly advantageous, with local amenities just a stone's throw away, ensuring that everyday needs are easily met. Additionally, the property benefits from excellent access to motorway links, making commuting a breeze.

This charming home is not only a sanctuary for relaxation but also a hub for family life, offering a wonderful opportunity for those looking to settle in a vibrant community. With its modern features and convenient location, this property is sure to attract interest from discerning buyers. Don't miss the chance to make this delightful house your new home.

In accordance with Section 21 of the Estate Agency Act 1979, we declare that this property is being sold by an associate of a staff member.





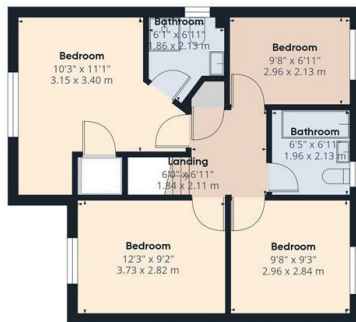




## Floor Plan



### Floor 0



**Floor 1**



Mc Hattons

Approximate total area<sup>(1)</sup>1163.49 ft<sup>2</sup>108.09 m<sup>2</sup>

Reduced headroom

11.24 ft<sup>2</sup>1.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

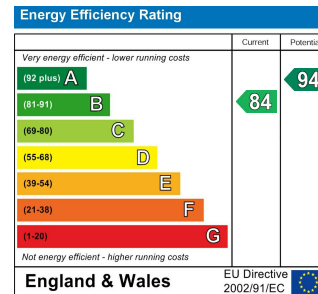
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our McHattons- Bridgend Office on 01656659262 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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