



67, Clos Yr Eryr
Bridgend, CF35 6HE



Watts
& Morgan

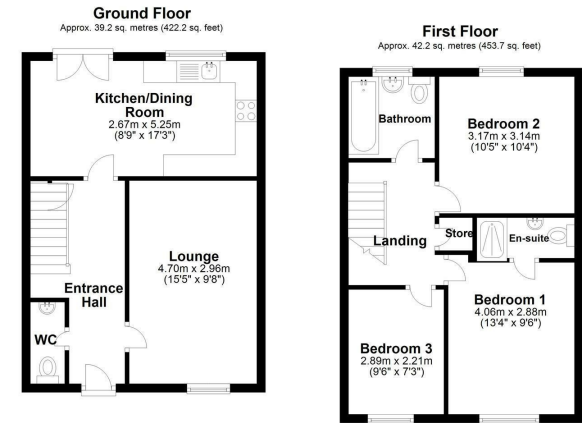
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£1,100 PCM

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

This three-bedroom semi-detached property is situated within the popular Parc Derwen development, ideally located for local schools, amenities and close to the M4 for commuting. The property is positioned within a quiet location with private access leading to the properties within the cul de sac. The property comprises an entrance hall, downstairs WC, good size living room and a light and airy kitchen/diner with integrated oven and hob. To the first floor there is a family bathroom with shower over bath, two double bedrooms with ensuite to the primary and a further single bedroom. Externally there is an enclosed rear garden which is mainly laid to lawn with small patio area. There is driveway parking for two Vehicles to the front of the property along with a garden shed. Available from the beginning of July. EPC Rating= B. Council Tax band = D. No pets permitted.



Total area: approx. 81.4 sq. metres (875.9 sq. feet)

Plans produced by Watts & Morgan LLP.
Plan produced using PlanUp.

