





## 9 Ffordd Y Grug

Parc Derwyn, Coity CF35 6BQ

£1,050 PCM

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A redecorated three bed property located on the popular Parc Derwen development at Coity, within walking distance of local shops and primary school, and a short drive to Bridgend Town centre with transport links. The accommodation comprises entrance hallway, good size fitted kitchen with electric oven, gas hob and breakfast bar area, GF WC, lounge with new carpets and patio doors leading to rear garden. To the first floor the primary bedroom offers an en suite shower room, further double bedroom and one single. Family bathroom with shower over bath. Externally the property offers off-road parking under a carport and low maintenance garden. ER - C, Council Tax band D sorry no pets permitted £1050 pcm deposit £1150.

