



## Bryn Blodau'r Haul, offers over £215,000

- Three Bedroom
- Master to Ensuite
- Garage
- Allocated Parking
- Downstairs WC
- EPC Rating: C



3 3 1





## About the property

Located in the sought after area of Coity situated within the popular Parc Dderwen estate is this PERFECT First Time Buyer property benefitting from being within walking distance to Coity Castle and a short drive from Bridgend Town Centre as well as McArthur Glen Outlet and the M4 corridor!!! Internally the property comprises entrance hall, lounge, kitchen and downstairs wc. To the first floor is master with ensuite, two bedrooms and family bathroom. To the rear of the property is a generous sized enclosed garden with patio path, decked area and the rest laid to lawn. There is back access to the property from the allocated parking and garage. Viewings are highly recommended for this property. To book call 01656657201 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

Enter via uPVC door. Access to kitchen, lounge, downstairs wc and stairs to first floor. Laminate flooring.

### Lounge

14' 2" max x 18' 5" max ( 4.32m max x 5.61m max )

Laminate flooring. uPVC double glazed square bay window and doors to garden. Storage cupboard.

### Kitchen

7' 10" x 10' 4" ( 2.39m x 3.15m )

Fitted with matching wall and base units with worktop space over. Insert 1 1/2 stainless steel sink with mixer tap. Integrated oven/hob. Space for fridge/freezer and washing



machine/dryer. Laminate flooring and tiled backsplash. uPVC double glazed window.

## Downstairs Wc

Fitted with two piece suite comprising wash hand basin and wc. Laminate flooring. uPVC double glazed window.

## Landing

Access to bedrooms and bathroom. Fitted carpet. Storage cupboard. uPVC double glazed window.

## Master Bedroom

8' 4" x 9' 3" ( 2.54m x 2.82m )

Fitted carpet. uPVC double glazed window. Build in wardrobe. Access to ensuite.

## Ensuite

Fitted with a three piece suite comprising shower, wash hand basin and wc.

## Bedroom Two

8' 5" x 10' 7" ( 2.57m x 3.23m )

Fitted carpet. uPVC double glazed window. Built in wardrobe.

## Bedroom Three

6' 4" x 7' 7" ( 1.93m x 2.31m )

Fitted carpet. uPVC double glazed window.

## Rear Garden

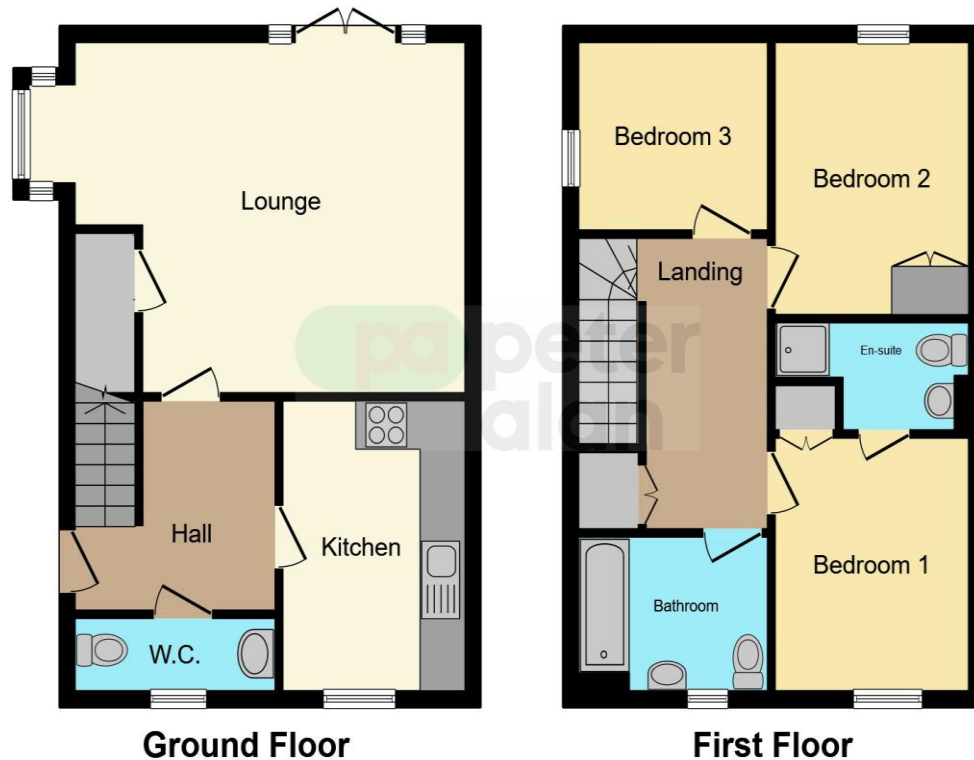
Enclosed garden with patio path, decked area and the rest laid to lawn. Back access to allocated parking and garage.



01656 657201

bridgend@peteralan.co.uk

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let