



## Clos Meredith, £265,000

- No Onward Chain!!!
- Ideal Family Home
- Ensuite to Master Bedroom
- Off-Street Parking
- Close Access to M4
- Council Tax Band - E
- EPC Rating: B



 3  3  2





## About the property

A well-presented three bedroom detached family home for sale in the sought-after area of Coity in Bridgend. The property is situated near local amenities such as schools and shops, providing close access to the M4. The property further benefits from an enclosed rear garden and off-street parking. To the ground floor, there is a hallway, lounge, downstairs toilet and a kitchen/dining area which enters out into the garden. To the first floor, there are three bedrooms, a main bathroom and an ensuite to the master bedroom. Viewing is highly recommended to appreciate the space on offer. To book a viewing, please call 01656 657201 or book online at [www.peteralan.co.uk](http://www.peteralan.co.uk). Please call 01656 657201 to arrange a viewing on the property or book your appointment online 24/7 at [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Lounge

16' 6" x 9' 8" ( 5.03m x 2.95m )

### Kitchen/Dining Area

16' 6" x 9' 9" ( 5.03m x 2.97m )

### Bedroom 1

12' 5" x 10' 1" ( 3.78m x 3.07m )

### Bedroom 2

9' 8" x 9' 4" ( 2.95m x 2.84m )





### Bedroom 3

9' 8" x 6' 9" ( 2.95m x 2.06m )

### Bathroom

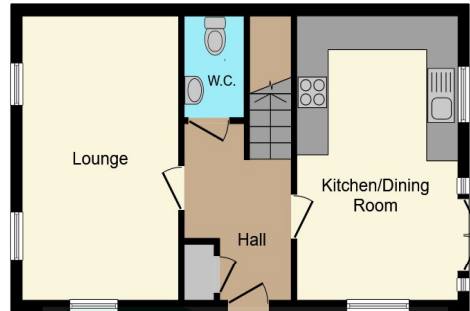
### Downstairs Toilet

### Rear Garden

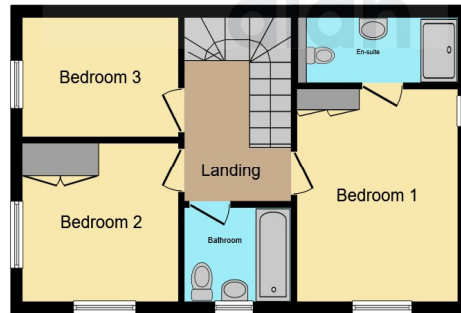
01656 657201

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## Floorplan



**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

## Important Information

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