



Clos Yr Eryr offers over £340,000

- Detached
- Four Bedrooms
- Garage
- Council Tax E
- Close Proximity to Bridgend Town Centre and J36 of the M4
- Ground Floor W/C
- Off Road Parking
- EPC Rating: B



 4  2  3



About the property

New to the market is this beautifully presented Four Bedroom Detached Property situated in the popular location of Parc Derwen, Coity. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room and downstairs w.c. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and two storage cupboards. Further benefits off road parking for three vehicles and garage. Garden to front and rear. The property built by Llanmor homes is situated on the popular Parc Derwen development, conveniently located just a short drive from Junction 36 of the M4.

Whilst Coity itself is a small village within the Bridgend county with a post office, church and family run pub and is home to one of the most infamous castles in Welsh history. Major road networks including the A48 and M4 corridor are close at hand and there is just a short drive to both Bridgend and the market town of Cowbridge and all they have to offer including shops, restaurants and public transport links.

Viewings are highly recommended, to arrange a viewing please contact us on 01656 657201 or email us at bridgend@peteralan.co.uk.

Accommodation

Entrance Hall

Living Room

10' 9" max x 22' 2" max (3.28m max x 6.76m max)

Kitchen/Diner

9' 8" x 23' 8" (2.95m x 7.21m)

Cloakroom

First Floor

Landing



9' 8" x 7' 1" (2.95m x 2.16m)

Bedroom One

14' 8" max x 10' 8" max (4.47m max x 3.25m max)

Ensuite

Bedroom Two

9' 9" max x 9' 8" max (2.97m max x 2.95m max)

Bedroom Three

11' 2" x 9' 6" (3.40m x 2.90m)

Bedroom Four

Bathroom

Externally

Garage

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bridgend@peteralan.co.uk



Floorplan

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.

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