



Ffordd Y Cigfran, £210,000

- Semi-detached property with conservatory
- 3 storey, 3 bedroom property
- Driveway to the front
- Council Tax Band - D
- Sought after location
- EPC Rating: B



 3  1  1



About the property

Nestled in the highly sought-after Coity development, this modern three-bedroom, three-story semi-detached property offers an ideal blend of contemporary living and convenience. Perfectly positioned within close proximity to Bridgend Town Centre, Princess of Wales Hospital, Bridgend Designer Outlet, and M4 motorway links, this home is perfect for professionals and families alike.

Upon entering, you are welcomed by a bright, open-plan kitchen/lounge area, offering a perfect space for entertaining or relaxing. The ground floor also benefits from a convenient downstairs cloakroom and leads to a charming conservatory at the rear, ideal for enjoying the garden year-round.

The first floor features a spacious double bedroom and a well-appointed bathroom plus a third bedroom which could also be utilised as a home office if needed. On the second floor, the master bedroom offers a peaceful retreat.

To the front, the property benefits from parking, adding to its convenience. Viewing is highly recommended to truly appreciate all this modern home has to offer!



Accommodation

Entrance Hall

Open Plan Kitchen/Lounge - 12' 3" max x 7' 9" max (3.73m max x 2.36m max)

Downstairs Cloakroom

Conservatory - 12' 5" x 8' 5" (3.78m x 2.57m)

First Floor

Landing

Bedroom Two - 12' 3" x 7' 9" (3.73m x 2.36m)

Bathroom

Bedroom Three - 12' 3" max x 7' 9" max (3.73m max x 2.36m max)

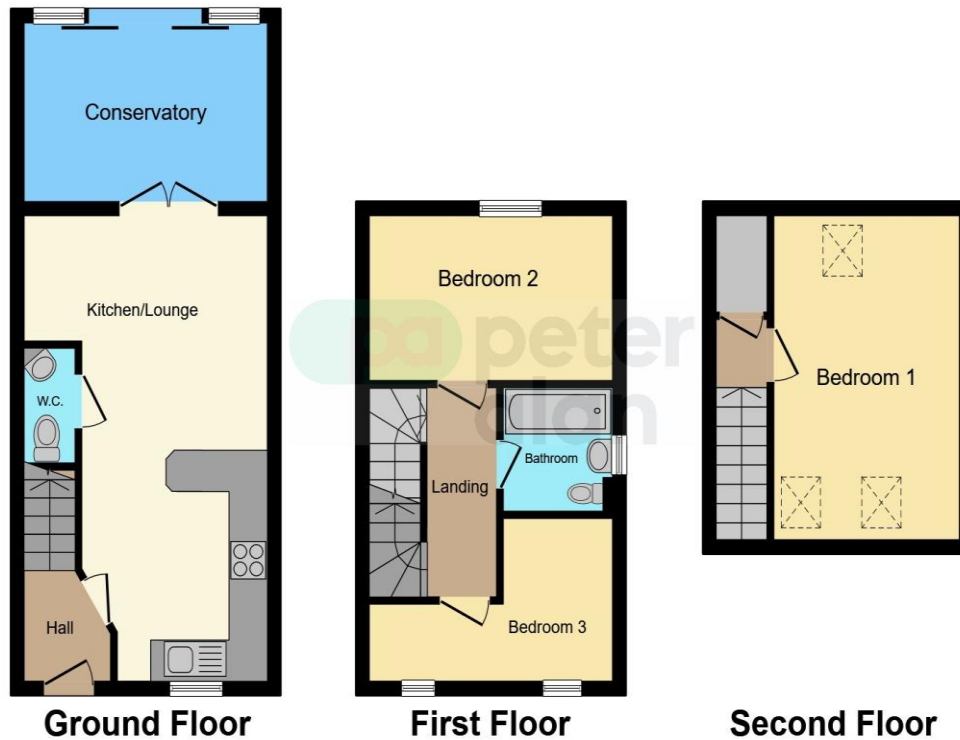
Second Floor

Bedroom One - 8' 8" x 15' 7" (2.64m x 4.75m)

01656 657201

bridgend@peteralan.co.uk

Floorplan



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

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

pa peter
alan