



Clos Y Coed Castan, £190,000

- Modern 2 bedroom Semi-detached property
- Open Plan Lounge/Kitchen/Diner
- Downstairs Cloakroom
- Council Tax Band C
- No ongoing chain
- EPC Rating: B



2 1 1



About the property

Nestled within the sought-after Park Derwen development in Coity, this modern two-bedroom semi-detached property offers an exceptional opportunity for first-time buyers or savvy investors. With no ongoing chain, this home is ready for you to move straight in or add to your portfolio.

Step inside to discover a welcoming entrance hallway, leading to a bright and contemporary open-plan lounge kitchen diner, ideal for entertaining or relaxing. The ground floor also features a convenient cloakroom.

Upstairs, you'll find two generously sized bedrooms, perfect for comfortable living, along with a stylish family bathroom.

The exterior boasts a low-maintenance rear garden, complete with gated side access, offering both privacy and practicality. To the front of the property, there is parking for two vehicles, ensuring convenience for you and your guests.

Ideally located, this property provides excellent access to the M4 motorway, Princess of Wales Hospital, and the Bridgend Design Outlet, making it perfect for modern lifestyles.

Viewing is highly recommended-don't miss your chance to secure this fantastic property. Contact us today to arrange a viewing!



Accommodation

Entrance Hall

Open Plan Lounge/Kitchen/Diner - 32' max
x 12' 4" max (9.75m max x 3.76m max)

Cloakroom

First Floor

Landing

Bedroom One - 12' 4" x 7' 11" (3.76m x 2.41m)

Bedroom Two - 12' 4" x 7' 10" (3.76m x 2.39m)

Bathroom

01656 657201

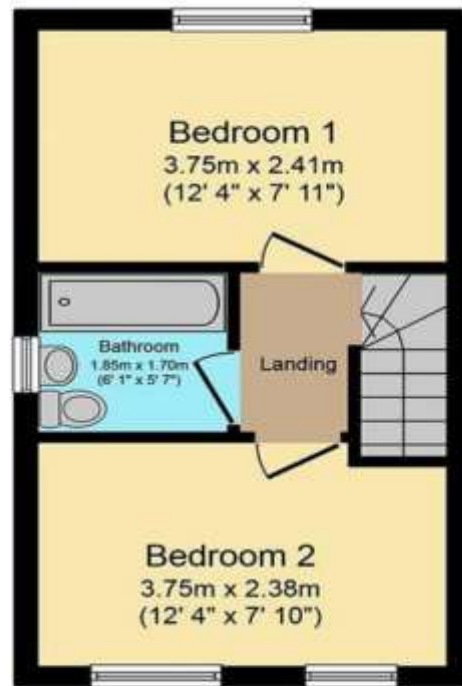
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Floorplan



Ground Floor

Floor area 25.0 sq. m. (269 sq. ft.) approx



First Floor

Floor area 25.0 sq. m. (269 sq. ft.) approx

Total floor area 50.0 sq. m. (538 sq. ft.) approx



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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