



Gerddi'r Castell, £230,000

- 3 bedroom semi-detached
- Driveway to the front
- No ongoing chain
- Council Tax Band C
- well presented throughout
- EPC Rating: B



 3  2  1



About the property

Situated in the desirable and modern development of Coity, Bridgend, this well-presented three-bedroom semi-detached home is perfect for first-time buyers or young families. Finished to a high standard, the property offers stylish and spacious living accommodation, with the added benefit of no ongoing chain.

The ground floor comprises a welcoming entrance hall leading to a generous lounge, perfect for relaxing or entertaining. To the rear, a modern kitchen/diner provides a fantastic social space, featuring contemporary fittings and French doors opening onto the rear garden. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the property boasts three well-proportioned bedrooms, with the master benefiting from an en-suite and fitted wardrobes. A modern family bathroom serves the remaining two bedrooms.

Externally, the home offers a driveway to the side for off-road parking, plus gated side access leading to the beautifully landscaped rear garden, which features a patio, decking area, and lawn ideal for outdoor entertaining and family life.



Accommodation

Entrance Hall

6' 7" x 11' 8" (2.01m x 3.56m)

Lounge

12' 1" max x 13' 9" max (3.68m max x 4.19m max)

Kitchen/Diner

15' 5" x 13' 1" (4.70m x 3.99m)

Cloakroom

First Floor

Landing

Bedroom One

9' 8" x 11' 4" (2.95m x 3.45m)

Ensuite

Bedroom Two

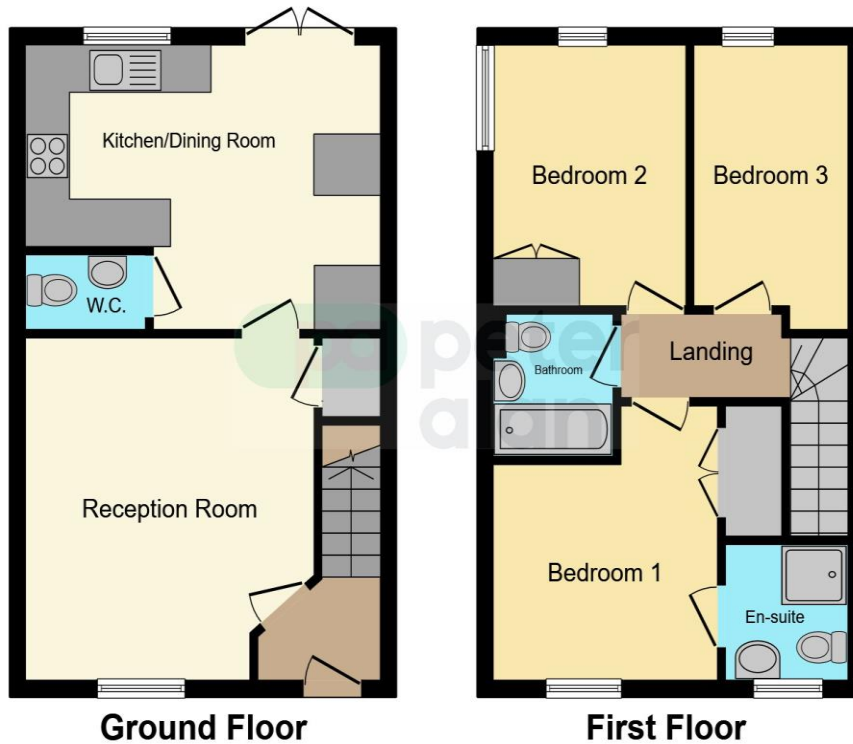
7' 2" x 10' 8" (2.18m x 3.25m)

Bedroom Three

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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

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