

# Parc Deri, offers over £230,000

- Semi Detached
- Three Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Ideal First Purchase
- EPC Rating: D









# About the property

We are delighted to present this well-presented three bedroom semi-detached home, located in the highly sought-after Broadlands development in Bridgend. Perfectly suited for families, this inviting home provides modern living accommodation and a generous rear garden.

The ground floor comprises an entrance hallway, cloakroom, a spacious lounge, and a modern kitchen/diner with French doors leading to the rear garden. To the first floor, you will find three bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front and gated side access to a private, enclosed garden-ideal for outdoor entertaining or family enjoyment.

Situated in a popular residential area, close to local amenities, schools, and transport links, this home is ready to move into and should be viewed to be fully appreciated



# Accommodation

#### **Ground Floor**

W/C

#### Lounge

15' 10" Max x 14' 7" Max ( 4.83m Max x 4.45m Max )

#### Kitchen

14' 2" x 8' 3" Max ( 4.32m x 2.51m Max )

#### First Floor

#### **Bedroom One**

13' 4" x 8' 4" ( 4.06m x 2.54m )

#### **Bedroom Two**

10' 8" Max x 8' 4" Max ( 3.25m Max x 2.54m Max )

#### **Bedroom Three**

10' 2" Max x 5' 9" Max ( 3.10m Max x 1.75m Max )

#### Bathroom

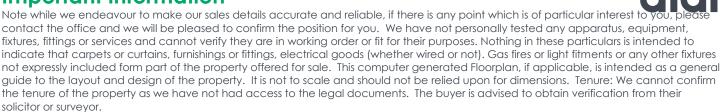
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## **Floorplan**



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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