



Bryn Stradling, £325,000

- Extended 3 bedroom Detached
- Garage and off-road parking
- Sought after Parc Derwen Development
- Council Tax Band D
- Viewing highly recommended
- EPC Rating: B



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About the property

Located in the highly sought-after Parc Derwen development in Coity, this beautifully presented and spacious three-bedroom detached family home offers modern living in a prime location.

The property boasts a generous layout throughout, featuring a stylish kitchen with an impressive extension, creating a warm and welcoming family living and dining space, perfect for everyday family life or entertaining guests. The ground floor also benefits from a bright lounge and a convenient cloakroom/WC and Utility Room.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with a contemporary family bathroom.

Externally, the property enjoys a private rear garden, a garage, and off-road parking for several vehicles located to the rear.

Ideally situated within easy reach of M4 motorway links, the Princess of Wales Hospital, and the McArthurGlen Designer Outlet, this stunning home perfectly combines style, comfort, and convenience.





Accommodation

Entrance Hall

Lounge - 12' 9" max x 12' 2" max (3.89m max x 3.71m max)

Kitchen/Diner - 18' 11" x 9' 4" (5.77m x 2.84m)

Reception Room - 11' x 11' 2" (3.35m x 3.40m)

Utility Room - 5' 6" x 5' 9" (1.68m x 1.75m)

Cloakroom

First Floor

Landing

Bedroom One - 12' max x 10' 6" max (3.66m max x 3.20m max)

Ensuite

Bedroom Two - 9' 3" x 9' 5" (2.82m x 2.87m)

Bedroom Three 8' 6" x 9' 5" (2.59m x 2.87m)

Bathroom

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Floorplan



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