



## Clos Yr Eirlys, £325,000

- Three-bedroom detached family home
- Garage and off street parking with electric charger point
- Conservatory, kitchen diner, and utility room
- Council Tax Band E
- Master bedroom with ensuite; move-in ready
- EPC Rating: B



 3  3  2



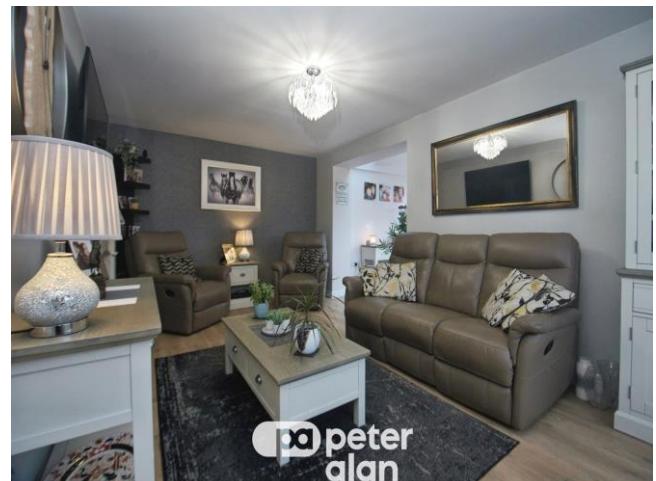
## About the property

A beautifully presented three-bedroom detached family home situated on a generous corner plot within the highly sought-after Parc Derwen development in Coity, Bridgend.

This superb home offers spacious and well-balanced accommodation throughout and benefits from a separate detached larger than average garage, driveway providing off-road parking, and a larger-than-average, well-maintained garden, ideal for families and entertaining.

The ground floor comprises a welcoming entrance hall and a bright spacious lounge with feature marble fireplace, which flows seamlessly into a conservatory extension, creating a fantastic additional living space overlooking the garden. The heart of the home is the sociable family kitchen diner with built in appliances, ideal for modern family living. Leading from the kitchen is a separate utility space with washing machine and tumble dryer to remain, providing additional access to the rear garden and giving access to the downstairs cloakroom, offering practical everyday convenience.

To the first floor are three generous bedrooms, all of excellent proportions. The impressive master suite occupies one end of the property, offering a sense of privacy and benefiting from a well-appointed ensuite bathroom. The remaining bedrooms are served by the family bathroom.





## Accommodation

### Entrance Hall

### Lounge

18' 11" x 10' 3" ( 5.77m x 3.12m )

### Conservatory

9' 2" x 8' 6" ( 2.79m x 2.59m )

### Kitchen/Diner

18' 5" x 9' 2" ( 5.61m x 2.79m )

### Utility Room

6' 3" x 5' 3" ( 1.91m x 1.60m )

### Cloakroom

### First Floor

### Landing

### Bedroom One

18' 8" x 10' 5" ( 5.69m x 3.17m )

### En Suite

7' 2" x 3' 11" ( 2.18m x 1.19m )

### Bedroom Two

9' 10" x 7' 7" ( 3.00m x 2.31m )

### Bedroom Three

9' x 8' 4" ( 2.74m x 2.54m )

### Bathroom

7' 1" x 6' 2" ( 2.16m x 1.88m )

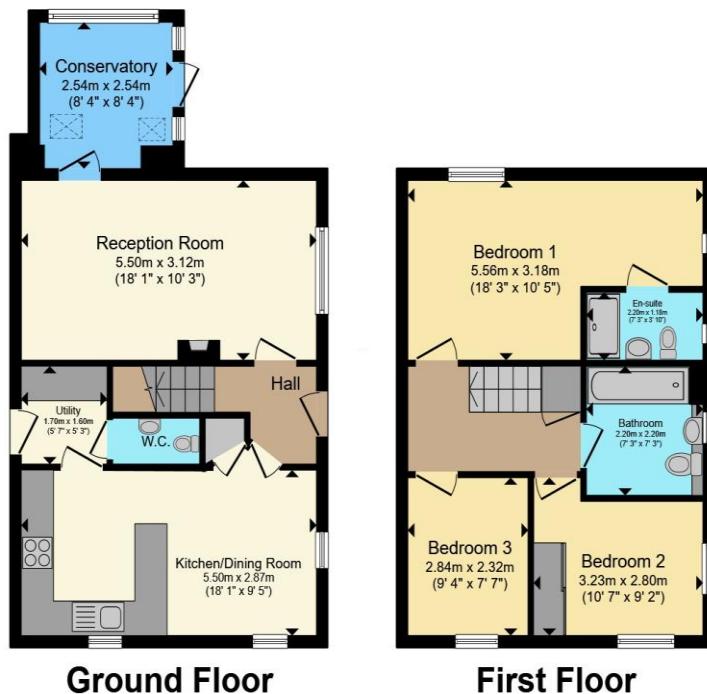
### Garage

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## Floorplan



Ground Floor

First Floor

Total floor area 93.8 m<sup>2</sup> (1,010 sq.ft.) approx

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