



Ffordd Y Draen, offers over £260,000

- Four-bedroom three-storey townhouse
- Garage and driveway providing off-road parking
- Sought-after Parc Derwen development, Coity
- Council Tax Band E
- Excellent access to M4 links, schools, shops, and amenities
- EPC Rating: Awaited



 4  2  1



About the property

Situated within the highly sought-after Parc Derwen development in Coity, Bridgend, this beautifully presented and generously proportioned four-bedroom mid-terrace townhouse offers versatile family living across three floors.

The ground floor comprises a welcoming entrance hall, a convenient downstairs cloakroom, and a modern kitchen/diner, ideal for everyday living and entertaining. To the rear, a large and bright reception room features French doors that open directly onto the rear garden, creating a seamless indoor-outdoor living space.

To the first floor, there are three well-appointed bedrooms, including two spacious double bedrooms and a single bedroom, which would be perfectly suited as a home office or nursery. A contemporary family bathroom completes this level.

Occupying the entire second floor is an impressive master suite, providing a private retreat with ample space and a modern ensuite shower room.

Externally, the property benefits from a rear garden, partly laid to paving and decorative chipping's for low maintenance, along with gated access leading round to the driveway and garage. Additional storage is also available throughout the home.

Ideally located with excellent access to the M4 motorway, Bridgend Designer Outlet, Princess of Wales Hospital, and a range of local schools, shops, and amenities, this property is perfectly suited for families and professionals alike.





Accommodation

Entrance Hall

W.C.

Kitchen/Diner - 13' 9" x 9' 2" (4.19m x 2.79m)

Reception Room - 15' 9" max x 11' 6" max (4.80m max x 3.51m max)

First Floor

Landing

Bedroom Two - 13' 1" max x 9' 2" max (3.99m max x 2.79m max)

Bedroom Three - 12' 6" max x 9' 2" max (3.81m max x 2.79m max)

Bedroom Four - 7' 7" x 6' 7" (2.31m x 2.01m)

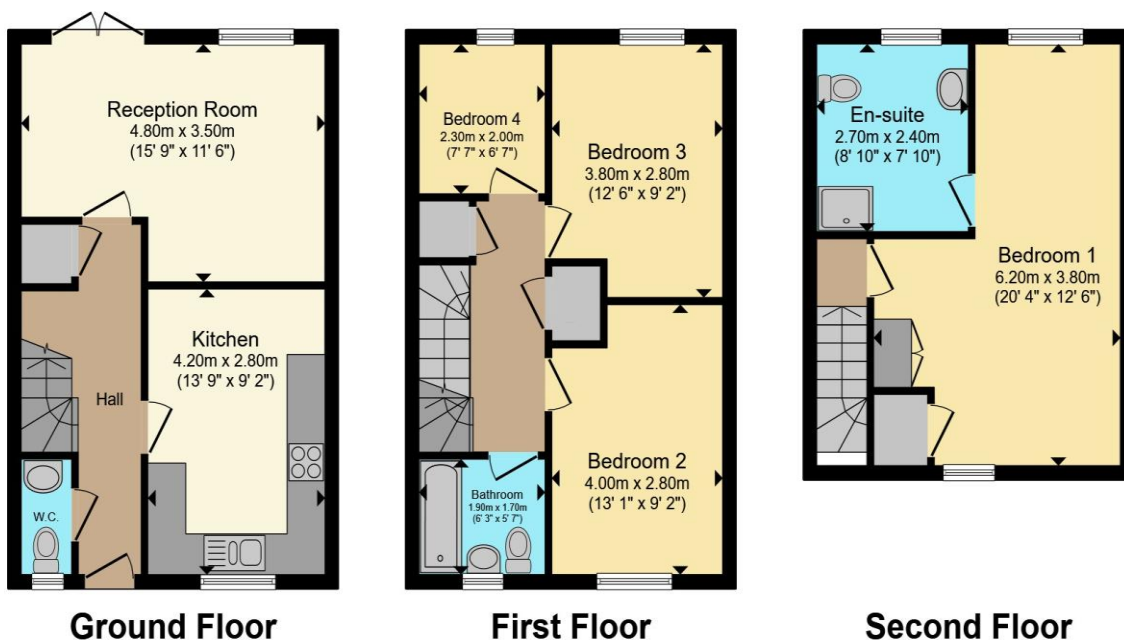
Bathroom - 6' 3" x 5' 7" (1.91m x 1.70m)

Second Floor

Bedroom One - 20' 4" max x 12' 6" max (6.20m max x 3.81m max)

En-Suite - 8' 10" x 7' 10" (2.69m x 2.39m)

Floorplan



Total floor area 104.6 m² (1,126 sq.ft.) approx

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.propertybox.io

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