



## Clos Yr Eyr, offers over £360,000

- Detached Family Home with Garage with Off Street Parking
- Ensuite to master and downstairs cloakroom
- Open Plan Kitchen/Dining Room
- Council Tax Band E
- Landscaped rear Garden
- EPC Rating: B



 4  2  2



## About the property

A well-presented and spacious four-bedroom detached family home, ideally located within the highly sought-after development of Parc Derwen, Bridgend. This attractive double-fronted property offers generous and versatile accommodation, making it an excellent choice for growing families.

The home is set back with a detached garage and driveway providing ample off-road parking, while to the rear lies a generous and well-maintained garden, perfect for outdoor entertaining, family time, or relaxing in a private setting.

Internally, the property is thoughtfully laid out with bright and spacious rooms throughout, offering both comfort and practicality. The accommodation flows well and is complemented by the home's well-presented condition, allowing purchasers to move in with minimal fuss.

Situated in a popular residential area, Park Derwen is conveniently positioned for local amenities, reputable schools, and transport links, making this an ideal location for family living.

Viewing is highly recommended to fully appreciate the space, presentation, and desirable location this impressive home has to offer.





## Accommodation

### Entrance Hall

**Lounge** - 23' max into bay x 10' 11" ( 7.01m max into bay x 3.33m )

**Kitchen/Diner** - 23' 11" x 9' 10" ( 7.29m x 3.00m )

### Cloakroom

### First Floor

### Landing

**Bedroom One** - 11' 3" plus door recess x 10' 10" ( 3.43m plus door recess x 3.30m )

### En-Suite

**Bedroom Two** - 11' 1" x 9' 7" ( 3.38m x 2.92m )

**Bedroom Three** - 9' 11" plus door recess x 9' 10" ( 3.02m plus door recess x 3.00m )

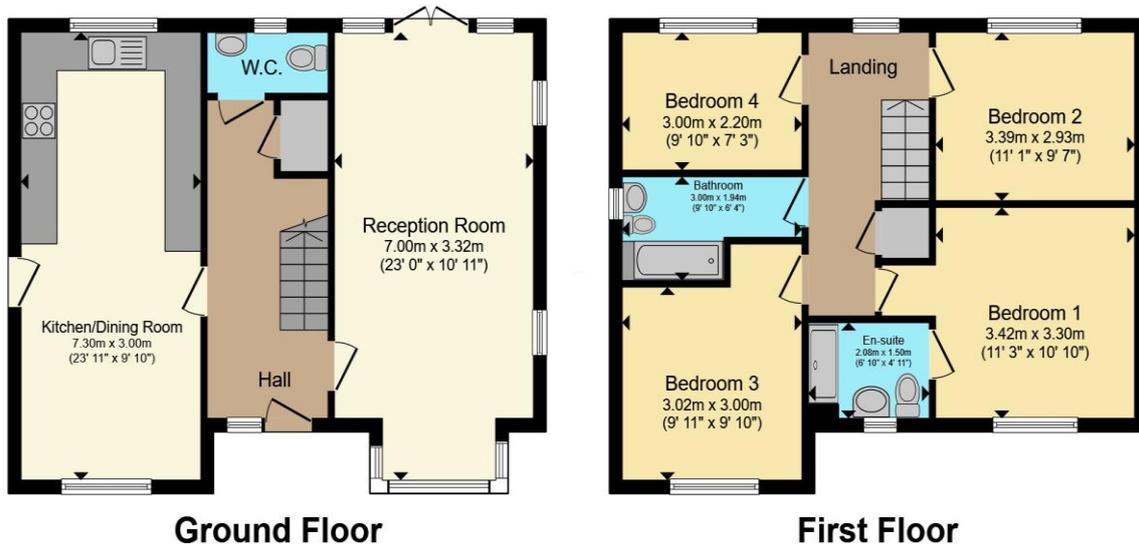
**Bedroom Four** - 9' 10" x 7' 3" ( 3.00m x 2.21m )

### Bathroom

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## Floorplan



Total floor area 110.7 m<sup>2</sup> (1,191 sq.ft.) approx

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