



## **Maes Yr Ysgall, offers over £250,000**

- 3 bedroom semi-detached
- Garage and Driveway
- Ensuite to Master
- Council Tax Band E
- Sought after Parc Derwen Development
- EPC Rating: C





## About the property

Situated in the highly sought-after Parc Derwen development in Coity, Bridgend, this modern and beautifully presented three-bedroom semi-detached home offers spacious and versatile family living in a convenient and desirable location.

The accommodation comprises an inviting entrance hall, downstairs cloakroom, and a bright and spacious lounge to the front of the property. The open-plan kitchen/diner to the rear provides the perfect space for family meals and entertaining, featuring modern fittings and direct access to the garden.

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

Externally, the property benefits from off-road parking via a driveway, a detached spacious garage, and an enclosed rear garden, ideal for outdoor relaxation and entertaining.

Conveniently located with easy access to the M4 motorway links, the Princess of Wales Hospital, local schools, shops, and amenities, this property is perfect for families, professionals, or those seeking a modern home in a prime location.

Viewing highly recommended.



## Accommodation

### Entrance Hall

6' 7" x 8' 9" ( 2.01m x 2.67m )

### Bathroom

### Garage

### Agent Notes

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

### Kitchen/Diner

16' x 10' 5" ( 4.88m x 3.17m )

### Cloakroom

### First Floor

### Landing

### Bedroom One

10' 3" x 13' 5" ( 3.12m x 4.09m )

### Ensuite

### Bedroom Two

9' 2" x 9' 4" ( 2.79m x 2.84m )

### Bedroom Three

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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](http://www.focalagent.com)

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