



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



 3  2  1



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)

Living Room

12' 9" max x 16' 2" max (3.89m max x 4.93m max)

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

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.

01656 657201

bridgend@peteralan.co.uk

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

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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan