



## Bryn Stradling, £315,000

- Extended 3 bedroom Detached
- Garage and off-road parking
- Sought after Parc Derwen Development
- Council Tax Band D
- Viewing highly recommended
- EPC Rating: B





## About the property

Located in the highly sought-after Parc Derwen development in Coity, this beautifully presented and spacious three-bedroom detached family home offers modern living in a prime location.





## Accommodation

### Entrance Hall

### Lounge

12' 9" max x 12' 2" max ( 3.89m max x 3.71m max )

### Kitchen/Diner

18' 11" x 9' 4" ( 5.77m x 2.84m )

### Reception Room

11' x 11' 2" ( 3.35m x 3.40m )

### Utility Room

5' 6" x 5' 9" ( 1.68m x 1.75m )

### Cloakroom

### First Floor

### Landing

### Bedroom One

12' max x 10' 6" max ( 3.66m max x 3.20m max )

### Ensuite

### Bedroom Two

9' 3" x 9' 5" ( 2.82m x 2.87m )

### Bedroom Three

8' 6" x 9' 5" ( 2.59m x 2.87m )

### Bathroom

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## Floorplan



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