



Ffordd Y Cigfran, £230,000

- Modern Three-bedroom, three-storey semi-detached townhouse
- Located in the popular and sought-after Parc Derwen, Coity
- Off-road parking to the front for 2 cars
- Council Tax Band D
- Excellent access to the M4 motorway, Princess of Wales Hospital and McArthurGlen Designer Outlet
- EPC Rating: B



3 1 1



About the property

A beautifully presented three-bedroom, three-storey semi-detached townhouse situated in the highly popular and sought-after location of Parc Derwen, Coity, Bridgend. This well-maintained home is ideally positioned with easy access to the M4 motorway, Princess of Wales Hospital, and McArthurGlen Designer Outlet, making it perfectly suited to first-time buyers, families, or buy-to-let investors alike.

The accommodation briefly comprises an entrance hall leading to a bright and modern open-plan lounge/kitchen/diner, featuring a contemporary fitted kitchen and French doors opening onto the rear garden, along with the added benefit of a downstairs cloakroom.

To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to an impressive master bedroom.

Externally, the property benefits from off-road parking to the front for up to 2 vehicles and a spacious, enclosed rear garden with patio area, lawn, and gated side access which benefits from all day sun. The front of the property benefits from open views over the green space towards Parc Tal Wen.

Parc Derwen offers a range of local amenities including a Co-op supermarket, Coity primary school, and excellent transport links, while being conveniently close to Bridgend town centre. Early viewing is highly recommended to appreciate all this home has to offer.





Accommodation

Entrance Hall

Open Plan Lounge/Kitchen/Diner - 21' max x 12' 2" max (6.40m max x 3.71m max)

W.C.

First Floor

Bedroom Two - 12' 2" x 7' 7" (3.71m x 2.31m)

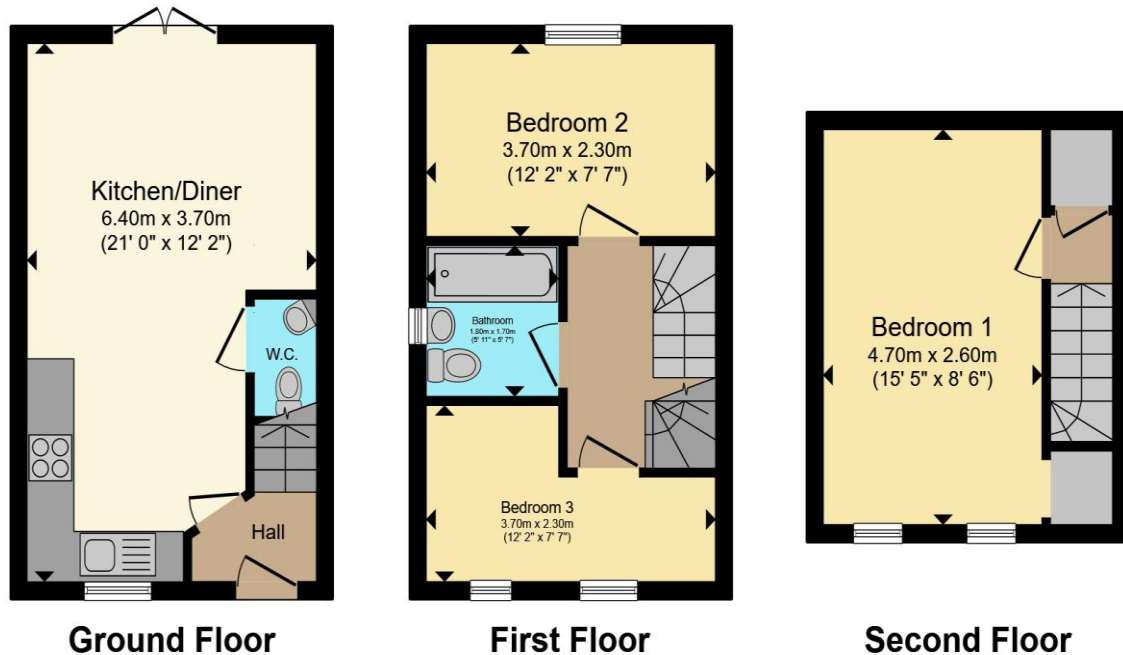
Bedroom Three - 12' 2" max x 7' 7" max (3.71m max x 2.31m max)

Bathroom

Second Floor

Bedroom One - 15' 5" x 8' 6" (4.70m x 2.59m)

Floorplan



Total floor area 64.8 m² (697 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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