



Trem Gwlad Yr Haf, offers over £375,000

- Ensuite to Master Bedroom
- Sunroom To Rear Of Property
- Beautifully Presented Throughout
- Council Tax band E
- Great Transport Links With M4 and Bridgend Train Station A Short Drive Away
- EPC Rating: B



 4  2  3



About the property

Introducing this beautifully presented four-bedroom townhouse, ideally located on the highly sought-after Parc Derwen development. Built in 2016, this modern home offers stylish and versatile accommodation set across three well-proportioned floors, perfectly suited to contemporary family living.

The ground floor comprises a welcoming entrance hall, a convenient WC, and a spacious kitchen/diner, ideal for everyday living and entertaining. To the rear, a generous lounge flows seamlessly into a bright sun lounge, creating a wonderful open and airy living space with views and access to the garden.

On the first floor, there are three well-sized bedrooms, including a versatile reception room/bedroom, alongside a modern family bathroom.

The top floor is dedicated to an impressive master suite, featuring a large main bedroom complemented by a private en-suite, offering a peaceful retreat. Finished to a high standard throughout, the property is ready for immediate occupation, providing a stylish yet practical living environment.





Accommodation

Entrance Hall

W.C.

Kitchen/Diner - 17' 2" x 9' (5.23m x 2.74m)

Lounge - 15' 9" x 9' 11" (4.80m x 3.02m)

Sun Room - 15' 9" x 8' 4" (4.80m x 2.54m)

First Floor

Living/Bedroom 2 - 14' 3" x 9' 3" (4.34m x 2.82m)

Bedroom 3 - 12' 11" x 9' 2" (3.94m x 2.79m)

Bedroom 4 - 7' 4" x 6' 2" (2.24m x 1.88m)

Family Bathroom

Second Floor

Bedroom 1 - 27' 7" max x 12' 3" max plus wardrobe recess (8.41m max x 3.73m max plus wardrobe recess)

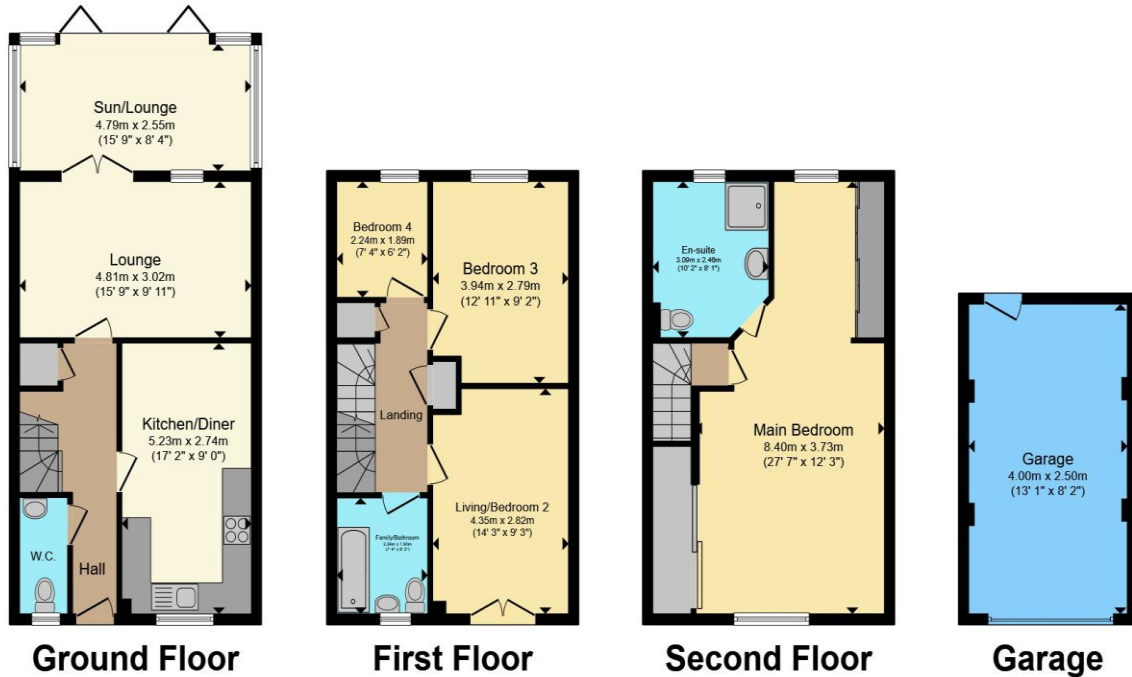
Ensuite

Garage

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Floorplan



Total floor area 152.9 m² (1,646 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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