



## Maes Yr Ysgall, £260,000

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



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## 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



## 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.

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## Floorplan



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