



## Heol Coed Leyshon, offers over £175,000

- Spacious 3 bedroom property
- Sought after Village of Coytrahen
- Ideal Family home or First time buy
- Council Tax Band B
- Viewing highly recommended
- EPC Rating: Awaited



 3  1  1



## About the property

A well-presented and generously proportioned three-bedroom mid-terrace home, ideally situated in the quiet yet highly sought-after village of Coytrahen, Bridgend. This attractive property benefits from both front and rear gardens and offers spacious, versatile accommodation throughout.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious open-plan lounge diner, ideal for both relaxing and entertaining. The kitchen provides ample storage and worktop space, with room for a dining area, and is further complemented by a useful utility area.

To the first floor are three good-sized bedrooms, all benefiting from fitted wardrobes, along with a family bathroom.

Viewing is highly recommended to fully appreciate this spacious family home, which is ideal for families and first-time buyers alike, set within a popular village location.





## Accommodation

### Entrance Hall

**Reception Room** - 17' 11" max x 12' 2" max ( 5.46m max x 3.71m max )

**Kitchen/Diner** - 12' 10" x 11' 6" ( 3.91m x 3.51m )

**Utility** - 10' 2" x 8' 2" ( 3.10m x 2.49m )

### First Floor

#### Landing

**Bedroom One** - 11' 11" max x 10' 7" max ( 3.63m max x 3.23m max )

**Bedroom Two** - 11' 10" max x 11' 9" max ( 3.61m max x 3.58m max )

**Bedroom Three** - 7' 3" x 7' 3" ( 2.21m x 2.21m )

### Bathroom

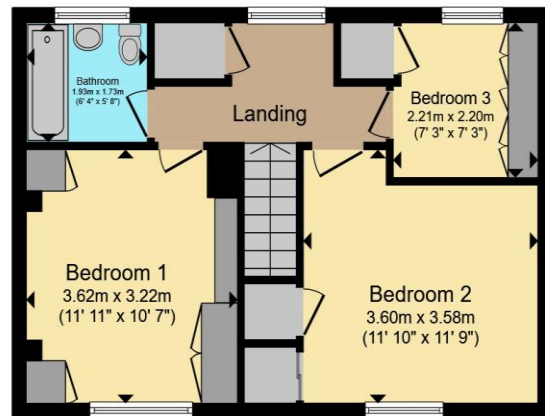
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 84.2 m<sup>2</sup> (907 sq.ft.) approx

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