



## Ffordd Y Cigfran, offers over £215,000

- 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 EPC rating B
- Excellent access to the M4 motorway, Princess of Wales Hospital and McArthurGlen Designer Outlet



 3  1  1



## About the property

A beautifully presented three-bedroom, three-storey semi-detached townhouse located in the highly sought-after Parc Derwen area of Bridgend. Ideally positioned for access to the M4, local amenities, and Bridgend town centre, the property offers modern open-plan living, off-road parking.





## 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 )

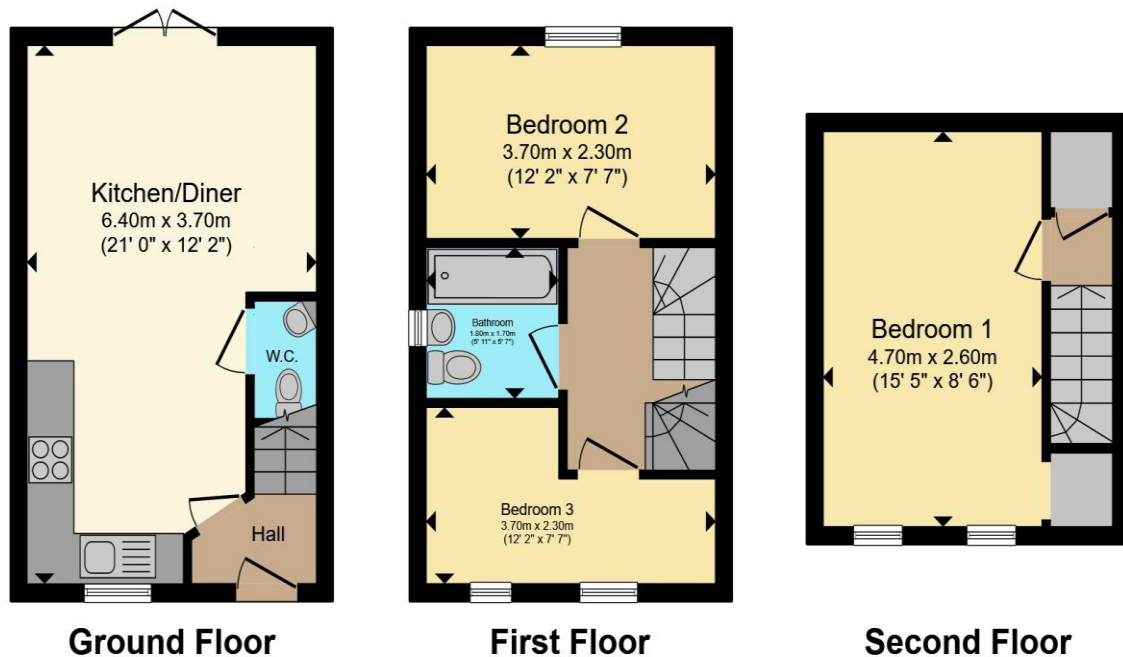
### Bathroom

### Second Floor

#### Bedroom One

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

## Floorplan



Total floor area 64.8 m<sup>2</sup> (697 sq.ft.) approx

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