



## Heol Stradling, £180,000

- Off Street Parking For Two Cars
- Close to Princess of Wales Hospital
- No Ongoing Chain
- Council Tax Band C
- Perfect First Time Purchase
- EPC Rating: B



2 1 1





## About the property

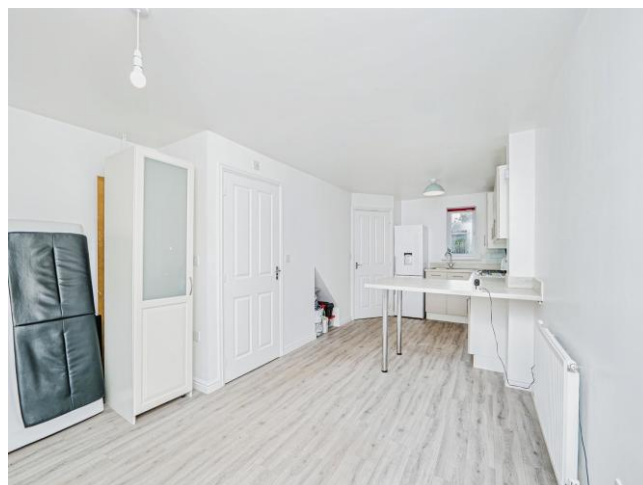
Parc Derwen, Coity, Bridgend - A Modern and Spacious Two-Bedroom End-of-Terrace Home

Situated in the highly sought-after location of Parc Derwen in Coity, Bridgend, this spacious and well-presented two-bedroom end-of-terrace property offers stylish modern living in a convenient and family-friendly setting. This property offers no on-going chain.

The property features a separate entrance hall leading into a bright and airy open-plan kitchen and reception room, complete with a contemporary fitted kitchen and French doors that open onto the private rear garden - perfect for entertaining or relaxing. A downstairs cloakroom adds to the practicality of the ground floor.

Upstairs, you'll find two generously sized double bedrooms and a modern family bathroom, making the home ideal for couples, small families, or investors.

Externally, the home boasts a small front garden, a fully enclosed rear garden with rear-gated access, and allocated off-road parking. Ideally located for easy access to the Princess of Wales Hospital, M4 motorway links, Bridgend Designer Outlet, as well as local schools and amenities, this property represents an excellent opportunity for first-time buyers or buy-to-let investors alike.





## Accommodation

**Lounge/Diner** - 12' 2" x 22' 2" ( 3.71m x 6.76m )

**Wc** - 3' 2" x 4' 8" ( 0.97m x 1.42m )

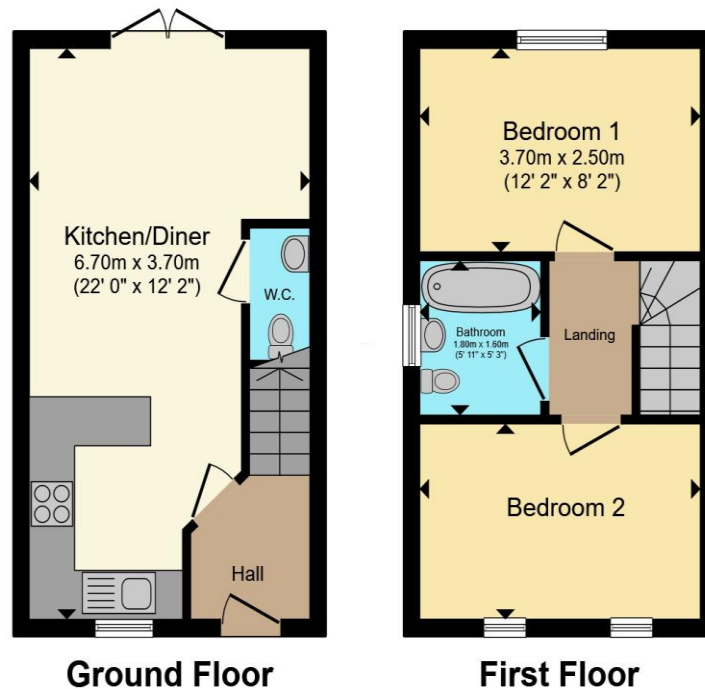
**Bedroom 1** - 12' 2" x 7' 11" ( 3.71m x 2.41m )

**Bedroom 2** - 12' 3" x 7' 9" ( 3.73m x 2.36m )

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## Floorplan



Total floor area 51.8 m<sup>2</sup> (558 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](http://www.propertybox.io)

## Important Information

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