



## Clos Pendre offers over £250,000

- 3 bedroom semi-detached
- Driveway for multiple vehicles
- Ensuite to Master
- Council Tax Band D
- Viewing highly recommended
- EPC Rating: B



 3  2  2



### About the property

well presented 3 bedroom semi detached situated in the modern development in Coity, Bridgend.





## Accommodation

### Entrance Hall

### W.C.

### Lounge

14' 5" max x 2' 2" max ( 4.39m max x 0.66m max )

### Kitchen/Diner

15' 4" x 8' 10" ( 4.67m x 2.69m )

### First Floor

### Landing

### Bedroom One

9' 7" max x 9' 6" max ( 2.92m max x 2.90m max )

### Ensuite

### Bedroom Two

9' 3" x 7' 10" ( 2.82m x 2.39m )

### Bedroom Three

7' 10" x 5' 10" ( 2.39m x 1.78m )

### Bathroom

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## Floorplan



Total floor area 70.0 m<sup>2</sup> (754 sq.ft.) approx

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