



## Ffordd Y Grug

**£230,000**

- 3 bedroom end of terrace property
- 3 double bedrooms
- No ongoing chain
- Council Tax Band C
- Sought after Parc derwen Development
- EPC Rating: C



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  2
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## About the property

Spacious Three-Bedroom End-of-Terrace Home in Sought-After Parc Derwen Development - No Onward Chain

Situated at the top of a quiet cul-de-sac in the highly desirable Parc Derwen development in Coity, this spacious three-bedroom end-of-terrace home is set across three well-designed floors, offering versatile living space ideal for families or professionals alike.

The ground floor features a welcoming entrance hallway, a modern kitchen with space for a dining table overlooking the front of the property, a convenient downstairs cloakroom, and a generous rear reception room with direct access to the garden - perfect for entertaining or relaxing.

On the first floor, you'll find two good-sized double bedrooms along with the family bathroom, while the entire top floor is dedicated to the impressive master suite, complete with a private en-suite, dressing area, and front-facing windows offering lovely views.





## Accommodation

**Entrance Hall**

**W.C.**

**Kitchen/Breakfast Room**

12' 1" x 7' ( 3.68m x 2.13m )

**Living Room**

14' 9" max x 14' 4" max ( 4.50m max x 4.37m max )

**First Floor**

**Landing**

**Bedroom Two**

14' 5" x 8' 8" ( 4.39m x 2.64m )

**Bedroom Three**

14' 5" max x 11' max ( 4.39m max x 3.35m max )

**Bathroom**

**Second Floor**

**Bedroom One**

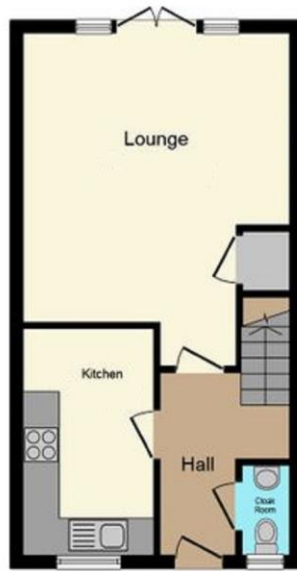
14' 4" max x 21' 11" max ( 4.37m max x 6.68m max )

**Ensuite**

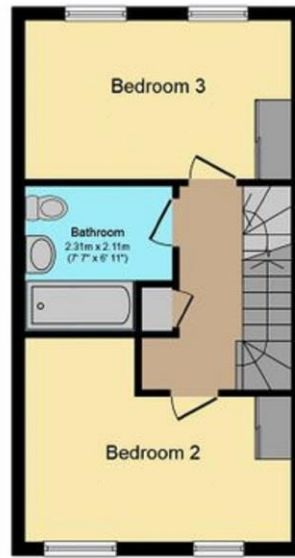
01656 657201

bridgend@peteralan.co.uk

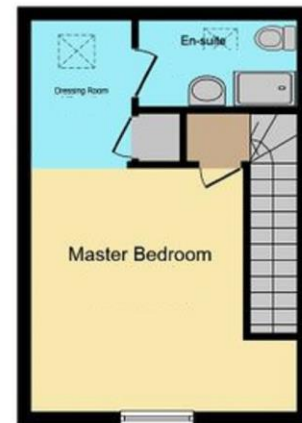
## Floorplan



Ground Floor



First Floor



Second Floor

## Important Information

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