



Tal Coed, £200,000

- 2 bedroom Semi-Detached
- Driveway to the front for 2 vehicles
- No Ongoing Chain
- Council Tax Band C
- Close to Princess of Wales Hospital
- EPC Rating: B



 2  1  1



About the property

A well-presented two-bedroom semi-detached home located within the highly desirable Parc Derwen development in Coity, offering modern open-plan living and ideally suited to first-time buyers. Offered with no ongoing chain, this property is ready for immediate occupation.

The ground floor comprises a separate entrance hall leading through to a bright and spacious open-plan lounge/kitchen/diner, creating a sociable and versatile living space, along with the added convenience of a downstairs WC.

To the first floor are two generously sized bedrooms and a contemporary family bathroom, all finished to a modern standard.

Externally, the property benefits from parking to the front for 2 vehicles, while to the rear is an enclosed garden laid to lawn—perfect for relaxing or entertaining.

This attractive home presents an excellent opportunity to step onto the property ladder in a popular residential location.





Accommodation

Entrance Hall

Kitchen/Lounge/Diner - 22' max x 12' 2" max (6.71m max x 3.71m max)

W.C.

First Floor

Landing

Bedroom One - 12' 2" x 8' 2" (3.71m x 2.49m)

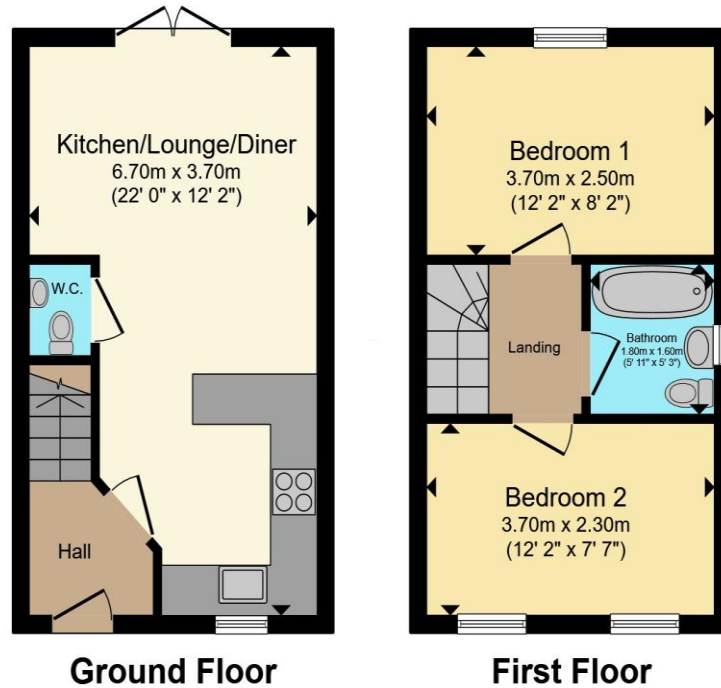
Bedroom Two - 12' 2" x 7' 7" (3.71m x 2.31m)

Bathroom

01656 657201

bridgend@peteralan.co.uk

Floorplan



Total floor area 50.3 m² (542 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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let