



Ffordd Y Draen, offers over £250,000

- Four-bedroom three-storey townhouse
- Garage and driveway providing off-road parking
- Sought-after Parc Derwen development, Coity
- Council Tax Band E
- Excellent access to M4 links, schools, shops, and amenities
- EPC Rating: B



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About the property

Situated within the highly sought-after Parc Derwen development in Coity, Bridgend, this beautifully presented and generously proportioned four-bedroom mid-terrace townhouse offers versatile family living across three floors.

The ground floor comprises a welcoming entrance hall, a convenient downstairs cloakroom, and a modern kitchen/diner, ideal for everyday living and entertaining. To the rear, a large and bright reception room features French doors that open directly onto the rear garden, creating a seamless indoor-outdoor living space.

To the first floor, there are three well-appointed bedrooms, including two spacious double bedrooms and a single bedroom, which would be perfectly suited as a home office or nursery. A contemporary family bathroom completes this level.

Occupying the entire second floor is an impressive master suite, providing a private retreat with ample space and a modern en-suite shower room.





Accommodation

Entrance Hall

W.C.

Kitchen/Diner

13' 9" x 9' 2" (4.19m x 2.79m)

Reception Room

15' 9" max x 11' 6" max (4.80m max x 3.51m max)

First Floor

Landing

Bedroom Two

13' 1" max x 9' 2" max (3.99m max x 2.79m max)

Bedroom Three

12' 6" max x 9' 2" max (3.81m max x 2.79m max)

Bedroom Four

7' 7" x 6' 7" (2.31m x 2.01m)

Bathroom

6' 3" x 5' 7" (1.91m x 1.70m)

Second Floor

Bedroom One

20' 4" max x 12' 6" max (6.20m max x 3.81m max)

En-Suite

8' 10" x 7' 10" (2.69m x 2.39m)

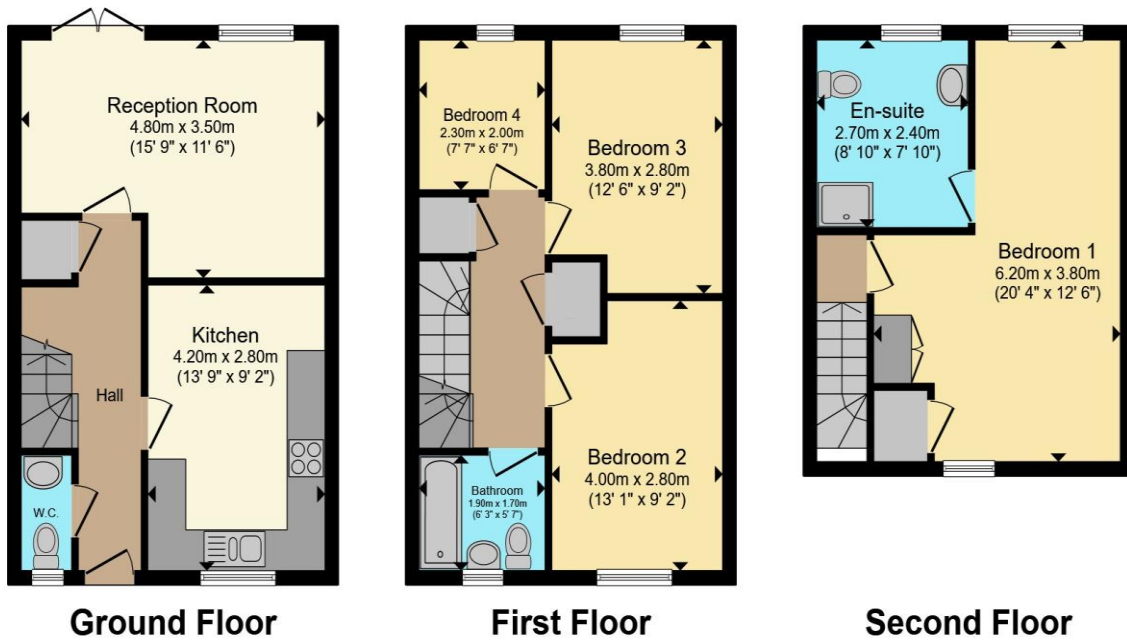
Agent Note

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Floorplan



Total floor area 104.6 m² (1,126 sq.ft.) approx

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