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# Offers in the region of £185,000

Lon Yr Ardd, Coity, Bridgend, CF35

VIEWINGS TO COMMENCE TUESDAY 14TH JUNE BY APPOINTMENT ONLY

A superbly presented two double bedroom terraced property situated in the popular location of Parc Derwen, Bridgend.

This property would make a fantastic first-time or investment purchase. Internally the accommodation comprises of entrance hallway, cloakroom, kitchen/breakfast room with space for a small table and chairs, and lounge/diner with French doors opening onto the landscaped rear garden.

On the first floor, is a landing a master bedroom with an en-suite shower room, a further double bedroom and a family bathroom.

Viewing is highly recommended to appreciate this lovely home.

The property is freehold and has parking for 2 vehicles.

Call to arrange your appointment or book online 24/7 by downloading the Moving You APP available to apple and android users.

## Rooms & Dimensions

Entrance Hallway 13'8 x 6

W.C. 6 x 2'9

Kitchen 8'8 x 8'7

Lounge/Diner 15'2 x 12'2

Landing

Master Bedroom 12'1 x 8'9

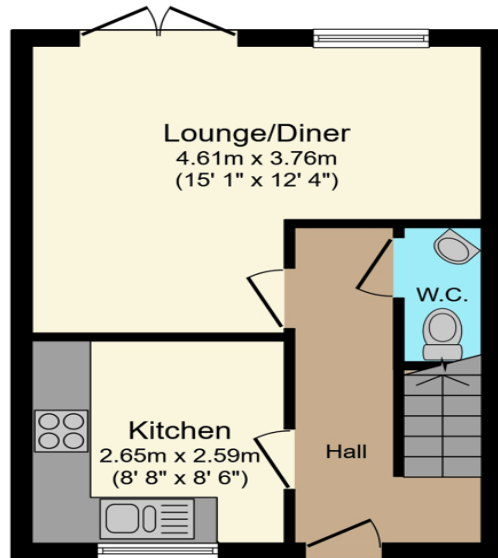
En-Suite 6'2 x 6'1

Bedroom Two 8'9 x 8'3

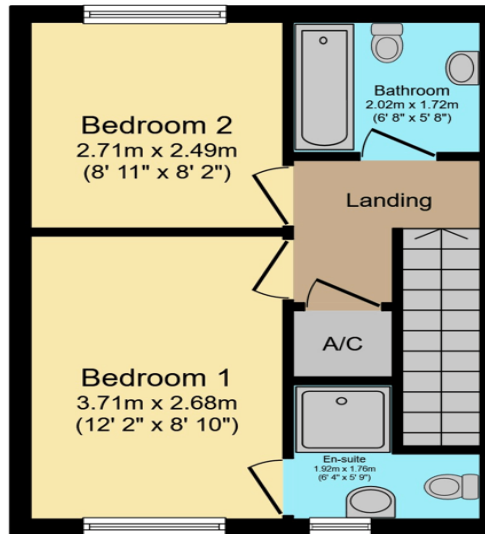
Bathroom 6'7 x 5'6

Bridgend@moving-you.co.uk  
moving-you.co.uk

03334041188



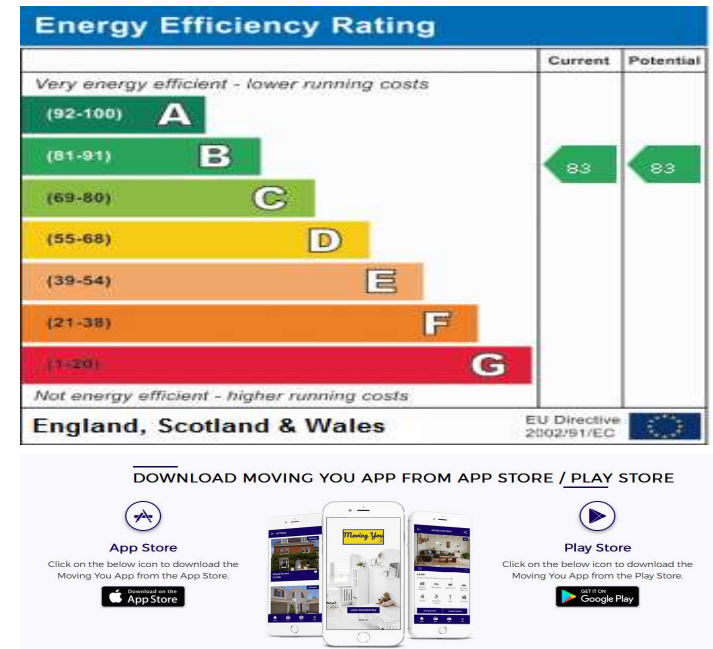
**Ground Floor**



**First Floor**

Total floor area 60.0 sq.m. (646 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person working with/for moving you has authority to make or give any representation or warranty in respect of the property.



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