



Heol Stradling offers over £235,000

- Spacious three-bedroom mid-terraced townhouse
- Master bedroom with en-suite (second floor)
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- Council Tax Band D
- Excellent access to M4, hospital & retail outlet
- EPC Rating: B



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About the property

A beautifully presented and spacious three-bedroom mid-terraced townhouse, located within the highly sought-after Parc Derwen development in Coity. Ideally positioned for convenient access to the M4 corridor, Princess of Wales Hospital, and the McArthurGlen Designer Outlet, making it perfect for commuters and families alike.

The property offers well-proportioned and versatile accommodation arranged over three floors. To the ground floor, an inviting entrance porch leads into a spacious reception room, providing an ideal space for relaxation and entertaining. To the rear, a modern kitchen/diner offers ample storage and dining space, with direct access to the outside.

The first floor comprises two generously sized bedrooms and a contemporary family bathroom, finished to a high standard.

Occupying the second floor is an impressive master suite, benefiting from its own private en-suite bathroom, creating a comfortable and secluded retreat.

Externally, the property further benefits from allocated parking to the rear for two vehicles.

This attractive home combines modern living with a convenient location and must be viewed to be fully appreciated. Viewing is highly recommended.





Accommodation

Entrance Porch

Reception Room - 14' 9" max x 11' 6" max (4.50m max x 3.51m max)

W.C.

Kitchen/Diner - 11' 6" x 7' 10" (3.51m x 2.39m)

First Floor

Landing

Bedroom Two - 11' 6" x 10' 6" (3.51m x 3.20m)

Bedroom Three - 11' 6" max x 8' 10" max (3.51m max x 2.69m max)

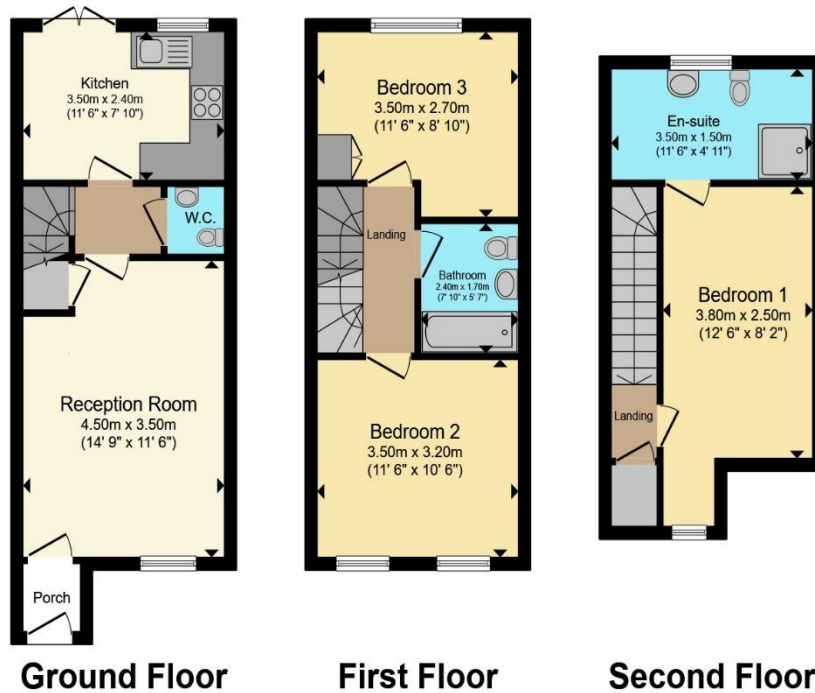
Bathroom - 7' 10" x 5' 7" (2.39m x 1.70m)

Second Floor

Bedroom One - 12' 6" x 8' 2" (3.81m x 2.49m)

En-Suite - 11' 6" x 8' 2" (3.51m x 2.49m)

Floorplan



Total floor area 83.5 m² (899 sq.ft.) approx

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