



Clos Yr Eyr offers over £300,000

- Quiet Cul-de-sac location in the sought-after Parc Derwen development
- Garage and driveway parking
- En-suite to Master bedroom
- Three good-sized bedrooms
- Excellent access to Bridgend, McArthurGlen and M4
- EPC Rating: C
- Council Tax Band: E



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About the property

Situated on the highly sought-after Clos Yr Eryr, Parc Derwen, this beautifully presented three-bedroom detached family home occupies a quiet cul-de-sac position and offers stylish, modern living throughout.

Built by the renowned Llanmoor Homes, the property is ideally located within easy reach of Bridgend town centre, McArthurGlen Designer Outlet, local schools, amenities and excellent links to the M4 motorway.

The accommodation briefly comprises an entrance hall, convenient downstairs WC, and a cosy yet spacious lounge. To the rear, an impressive L-shaped kitchen/diner provides the perfect space for family life and entertaining, with ample room for dining and direct access to the garden.

To the first floor are three good-sized bedrooms, including a generous principal bedroom benefiting from a modern en-suite shower room, together with a contemporary family bathroom.

Externally, the property enjoys a well-maintained rear garden, a garage to the side, and a driveway providing off-road parking.

Presented to an exceptional standard throughout, this attractive family home is ready for immediate occupation and is sure to appeal to a wide range of purchasers.

Viewing is highly recommended to fully appreciate all that this superb home has to offer.



Accommodation

Entrance Hall

Lounge

17' 5" x 11' (5.31m x 3.35m)

Kitchen/Diner

21' 1" max x 15' 1" max (6.43m max x 4.60m max)

W.C.

First Floor

Landing

Bedroom One

12' 4" x 11' 4" (3.76m x 3.45m)

Ensuite

9' 7" x 5' 2" (2.92m x 1.57m)

Bedroom Two

14' 4" x 8' 3" (4.37m x 2.51m)

Bedroom Three

12' 8" x 8' 3" (3.86m x 2.51m)

Bathroom

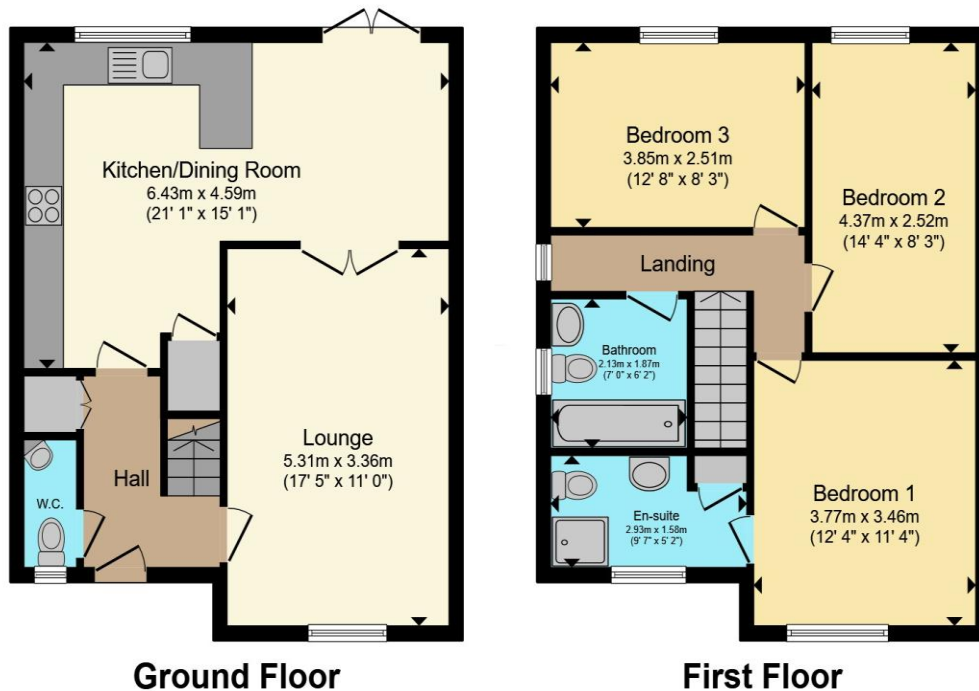
7' x 6' 2" (2.13m x 1.88m)

Garage

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Floorplan



Total floor area 100.5 m² (1,082 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

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