



120, Ffordd y Draen
Coity, CF35 6DQ



Watts
& Morgan

120 Ffordd y Draen

Parc Derwen, Coity CF35 6DQ

£1,100 PCM

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A redecorated 3 bed property on the popular Parc Derwen development at Coity. Ideally located for commuting along the M4 corridor and Bridgend town centre. Accommodation comprises entrance hallway, GF cloaks, fitted kitchen with electric oven, gas hob and extractor. Good size lounge with french doors to rear patio garden. To the first floor primary bedroom including fitted wardrobes & en suite shower room. Two further beds & family bathroom. Garage to rear ER- B, £1100 pcm .

Brand new semi-detached property with garage. Generous sized fitted kitchen, downstairs wc, lounge with large patio doors opening to a small rear walled garden. Three bedrooms, main bedroom has an en-suite shower room with large shower cubicle, main bathroom.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

