



49, Ffordd Y Grug
Coity, CF35 6BQ



Watts
& Morgan

49 Ffordd Y Grug

Parc Derwen, Coity CF35 6BQ

£1,300 PCM

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

This Three Bedroom Semi-detached property is located on the desirable Parc Derwen development. Situated within close proximity to amenities with the M4 motorway being minutes away for regular commuters. The property boasts from being on a larger than average corner plot and comprises an entrance hallway, downstairs WC, Good size living room and modern kitchen/ diner with integrated appliances. To first floor are three-bedrooms with primary bedroom offering fitted wardrobes and ensuite along with fitted wardrobes to the second bedroom and Family bathroom with shower over bath. Externally there is an enclosed rear garden which is laid to lawn with patio area and single garage with driveway parking. Available Mid July 2026. Sorry No Pets considered. EPC - "C". Council Tax Band -"D".

