



11 Parc Deri, Bridgend, Mid Glamorgan, CF31 5AQ

£200,000



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Offers in excess of £200,000. Modern three bedroom property on a very generous corner plot. The ground floor has hallway, downstairs WC. Lounge and kitchen diner opening to the garden. The first floor is three bedrooms and family bathroom. Property offers private parking and can be sold with no on going chain. 68 SQM. EPC-C Council tax - C.

## GROUND FLOOR

### Entrance

uPVC double glazed front door to hallway. Doorway leads to lounge and downstairs WC.

### Lounge

4.80m x 4.45m (15' 9" x 14' 7")  
uPVC double glazed window to the front. Carpeted stairs to the first floor level. Fitted carpet, radiator, power pints and doorway to the kitchen.

### Kitchen/Diner

4.45m x 2.44m (14' 7" x 8' 0")  
uPVC double glazed French doors to the garden and window to the rear. Range of base and wall units with fixed worktops over.

## FIRST FLOOR

### Landing.

Doorways to three bedrooms, bathroom, loft access and airing cupboard.

### Bedroom

3.72m x 3.31m (12' 2" x 10' 10")  
uPVC double glazed window to the front. Fitted wardrobes, fitted carpet, radiator and power points.

### Bedroom

uPVC double glazed window to the rear. Fitted carpet, radiator, power points.

### Bedroom

1.85m x 1.56m (6' 1" x 5' 1")  
uPVC double glazed window to the front. Fitted carpet, radiator and power power points.

### Bathroom

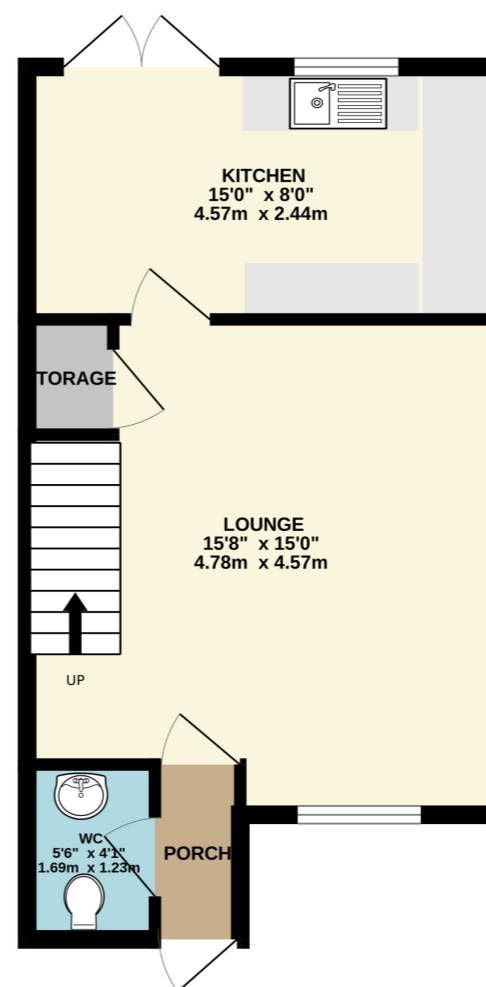
uPVC double glazed window to the side. Panel enclosed bath, low level WC, was hand basin and pedestal.

## EXTERNAL

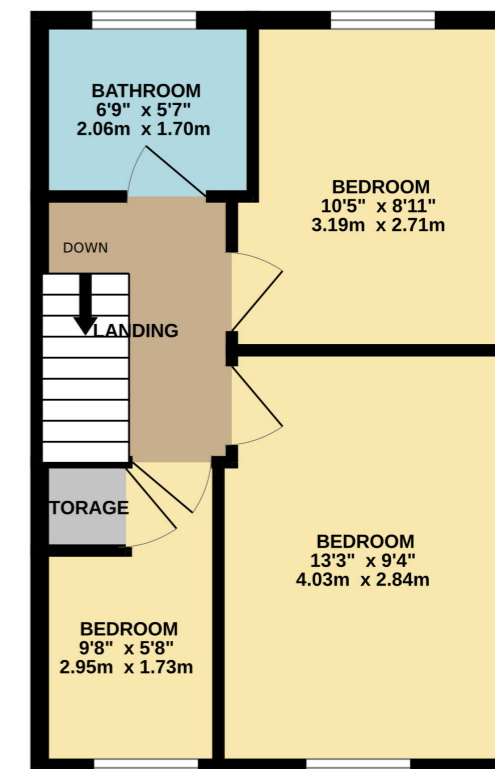
### Garden

FRONT- Tarmac area with reserved parking. Gateway to the rear.  
REAR- The garden is generous and private. Mainly laid to lawn and patio with wood panelled fencing around.

GROUND FLOOR  
382 sq.ft. (35.4 sq.m.) approx.

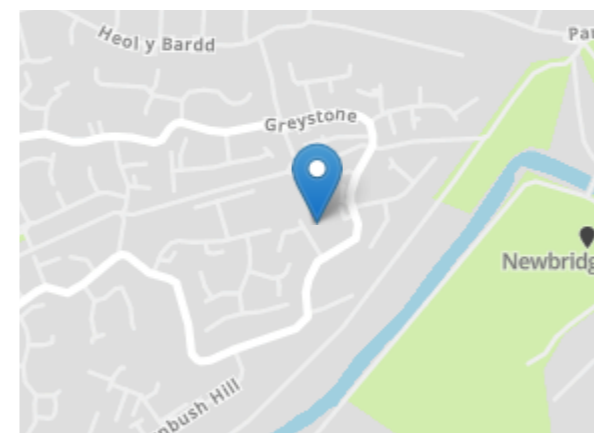


1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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