

Clos Coegnant

House Type 2

3 Bedroom Semi Detached



**Affordable homes set
in a beautiful
location**

- ❖ Key features
- ❖ Spacious kitchen/dining area with French doors to rear garden
- ❖ Oven, hob and extractor fan
- ❖ Entrance hall
- ❖ Ground floor WC
- ❖ Master bedroom complete with En Suite
- ❖ Storage cupboard off large landing area
- ❖ Larger 3rd bedroom with option for double or single bed
- ❖ Family bathroom
- ❖ 2 off road parking spaces.
- ❖ Energy efficient heating systems
- ❖ LABC ten year warranty (or similar approved)



CALL US NOW, OR VISIT US
ONLINE.

www.aroc.wales

T. 01656 671910

GREAT DEALS AVAILABLE
FOR PRE SALES

AROC Developments Ltd, 8 VILLAGE FARM ROAD, VILLAGE FARM INDUSTRIAL ESTATE, PYLE, BRIDGEND, CF33 6BL.

The particulars shown are for illustration only. Elevations and individual features such as windows, doors, landscaping features may vary from time to time. Consequently, particulars contained in the above should be treated as a general guidance only and cannot be relied upon accurately describing any of the specified matters made under The Consumer Protection from Unfair Trading Regulations 2008. The particulars shown also do not constitute a contract, part of any contract or warranty.

The dimensions shown are approximate and the precise measurements may vary.



Clos Coegnant

House Type 2

3 Bedroom Semi Detached

CALL US NOW, OR VISIT US
ONLINE.

www.aroc.wales

ELEVATION PLANS



FRONT ELEVATION (01) | 1:50



SIDE ELEVATION (02) | 1:50



REAR ELEVATION (03) | 1:50



SIDE ELEVATION (04) | 1:50

Kindly note the above drawings are not to scale

AROC Developments Ltd, 8 VILLAGE FARM ROAD, VILLAGE FARM INDUSTRIAL ESTATE, PYLE, BRIDGEND, CF33 6BL.

The particulars shown are for illustration only. Elevations and individual features such as windows, doors, landscaping features may vary from time to time. Consequently, particulars contained in the above should be treated as a general guidance only and cannot be relied upon accurately describing any of the specified matters made under The Consumer Protection from Unfair Trading Regulations 2008. The particulars shown also do not constitute a contract, part of any contract or warranty.

The dimensions shown are approximate and the precise measurements may vary.



Clos Coegnant

House Type 2

3 Bedroom Semi Detached

CALL US NOW, OR VISIT US
ONLINE.

www.aroc.wales

First Floor

Bed 1 4.210m (max) x 2.766 (max)

13' 10" (max) x 9' 1" (max)

Bed 2 3.029m (max) x 2.614 (min)

9' 11" (max) x 8' 7" (max)

Bed 3 3.460 (max) x 2.279 (max)

11' 4" (max) x 7' 6" (max)

Bath Rm 2.163m x 1.789

7' 1" (max) x 5' 10" (max)

Ensuite 2.279m x 1.136 (max)

7' 6" (max) x 3' 9" (max)

Ground Floor

Kitchen/Diner 4.868m x 3.433m (max)

15' 12" x 11' 3"

Living Rm 5.253m (max) x 4.868 (max)

17' 3" (max) x 15' 12" (max)

WC 1.765m x 0.892m

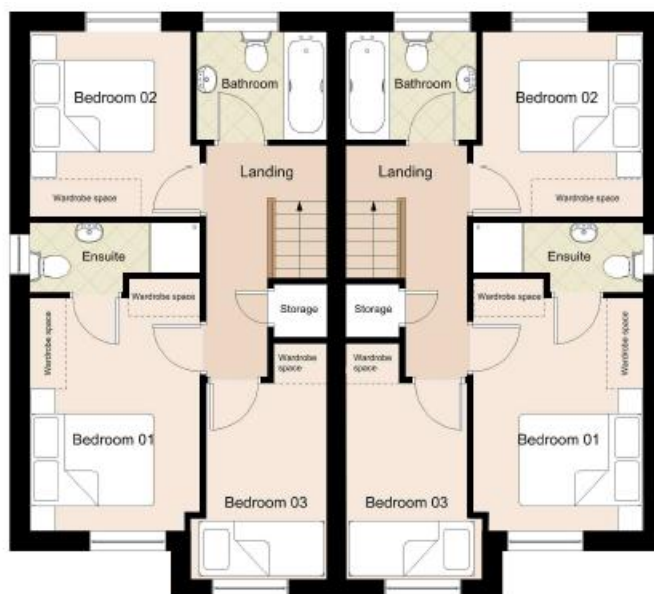
5' 10" x 2' 11"

Hall 1.765m x 1.150m (max)

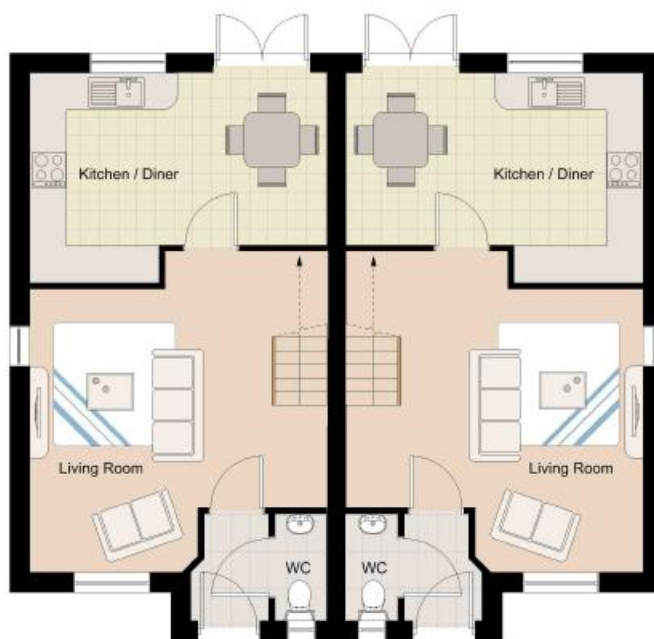
5' 10" x 3' 9"

Kindly note that all the above dimensions are approximate and will be subject to finishing plasterboard and skim coat tolerances. Final measurements will be available upon request prior to completion of sales.

LAYOUT PLANS



FIRST FLOOR PLAN | 1:50



GROUND FLOOR PLAN | 1:50

Kindly note the above drawings are not to scale

AROC Developments Ltd, 8 VILLAGE FARM ROAD, VILLAGE FARM INDUSTRIAL ESTATE, PYLE, BRIDGEND, CF33 6BL.

The particulars shown are for illustration only. Elevations and individual features such as windows, doors, landscaping features may vary from time to time. Consequently, particulars contained in the above should be treated as a general guidance only and cannot be relied upon accurately describing any of the specified matters made under The Consumer Protection from Unfair Trading Regulations 2008. The particulars shown also do not constitute a contract, part of any contract or warranty.

The dimensions shown are approximate and the precise measurements may vary.

