

71 Llys Pentre  
Broadlands  
Bridgend  
Mid Glamorgan  
CF31 5DY

£1,245 Monthly



- Three Bedroom Detached Refurbished Throughout
- Two Reception Rooms
- Brand New Kitchen & Bathroom
- New Build In Wardrobes To Master Bedroom
- Impressive South Facing Landscaped Garden
- Driveway With Spacious Off Road Parking
- Close To Local Amenities & Transport Links
- Available from the 17th April
- Immaculately Presented
- NOT PET FRIENDLY

**Ref: PRA10716**

Viewing Instructions:

## General Description

\*\*\*REFURBISHED THROUGHOUT TO A HIGH SPECIFICATION\*\*\* We are pleased to offer for rent this extremely well presented three bedroom detached property situated on the popular estate Broadlands. This property has recently been upgraded internally and externally to a very high standard. Comprising to the ground floor: lounge, dining room and a brand new 'Howdens' kitchen to include appliances. To the first floor three bedrooms with new fitted carpets, wardrobes to master and newly fitted family bathroom. Further benefits: Reinsulated loft which is boarded and has shelves, ladder and light, new internal doors, new windows, off road parking to front, south facing landscaped rear garden. Planning permission for side and front extension. Walking distance to the local amenities and Bridgend town centre. Viewing comes highly recommended to appreciate the standard of finish. Call our team on 01656 750764 to arrange a viewing.

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## Accommodation

### Entrance Hallway

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Kitchen (11' 6" x 7' 9") or (3.51m x 2.35m)

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Dining Room (11' 11" x 7' 3") or (3.64m x 2.20m)

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Lounge (18' 8" x 12' 3") or (5.69m x 3.73m)

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### Landing

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Master Bedroom (14' 8" x 9' 5") or (4.46m x 2.87m)

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Bedroom Two (9' 5" x 7' 7") or (2.87m x 2.32m)

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Bedroom Three (8' 9" x 8' 1") or (2.66m x 2.46m)

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Bathroom (7' 8" x 5' 7") or (2.33m x 1.69m)

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### Garden

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D68

## Tenure

We are informed that the tenure is

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Length of lease: .

Ground Rent

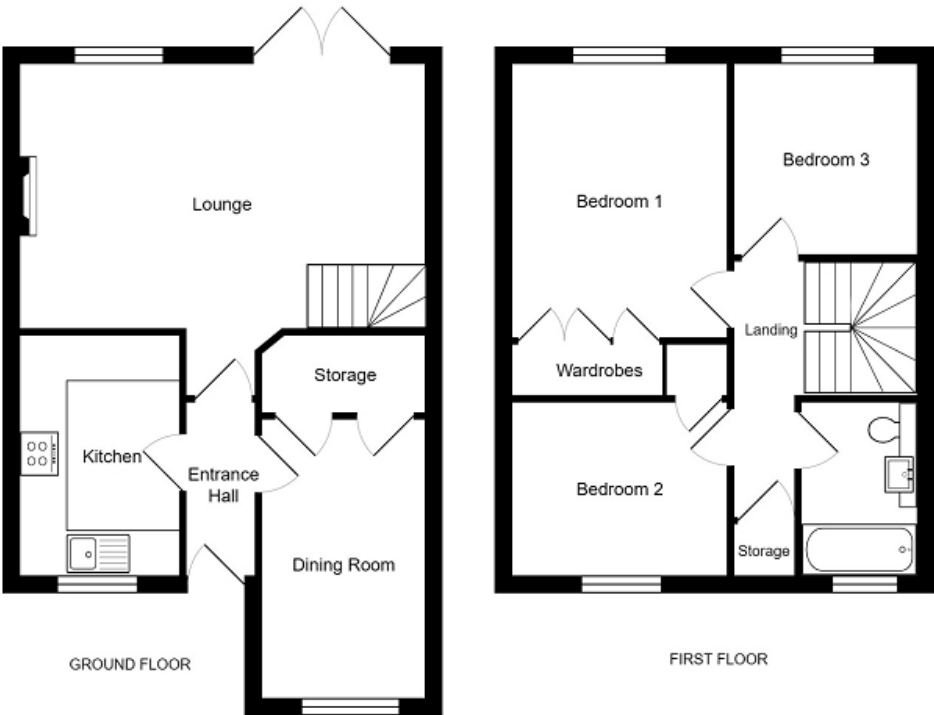
Service Charge

Council Tax

Band D

Deposit: £1,556.25

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*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*