



5, Ffordd Yr Eiddew
Bridgend, CF35 6GL



Watts
& Morgan

5 Ffordd Yr Eiddew

Coity, Bridgend CF35 6GL

£1,050 PCM

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Re-Available This Three-bedroom town house would prove the ideal family home or first-time rental. The property is located on the popular estate of Parc Derwen in Coity. It is situated within close proximity to local amenities, the M4 motor way and there is a primary school on the estate. The property comprises open plan living room and a fitted kitchen with breakfast bar and a downstairs WC. To the first floor a modern bathroom and two bedrooms, one of which is more of a study/nursery. The second floor houses a spacious primary bedroom. Externally there is an enclosed rear garden which is mainly laid to lawn with a small sandstone patio area. There is one allocated parking space to the front. Available upon completion of references. EPC = B. Council tax = C. £1050pcm

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	



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