



7 Llys Penfro, The Grange
Porthcawl, CF36 5NQ



Watts
& Morgan

7 Llys Penfro The Grange

Newton, Porthcawl CF36 5NQ

£1,350 PCM

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

This Three bedroom semi-detached property is located on a small development in Newton, close to local beaches and Porthcawl Town Centre.

Accommodation comprises entrance hallway, lounge, good size kitchen/diner with a range of Contemporary units with gas hob and electric oven and patio doors leading to enclosed garden. To the first floor There is a family bathroom, two double bedrooms with built in wardrobe space and en-suite to the primary and a further single bedroom. Externally the property offers an enclosed rear garden which is mainly laid to lawn with small patio area and storage shed, along with two allocated parking spaces to the front. EPC= B. Council Tax Band = D. Sorry no pets permitted.

£1,350.00pcm

Available to view from the start of July, please call to register your interest.

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	

