



11, Swn Yr Adar
Bridgend, CF31 4GE



Watts
& Morgan

11 Swn Yr Adar

Pen-Y-Fai, Bridgend CF31 4GE

£1,500 PCM

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An opportunity to rent this extended 4 bedroom detached property in the sought after village of Pen-Y-Fai, situated within walking distance of local village amenities, offering great access via Bridgend Town Centre and Junction 36 of the M4 Motorway. The generous accommodation comprises, entrance hallway, W.C. study and main reception room to front, further reception to rear with access to patio terrace area. Well-proportioned kitchen/diner, with a range of modern units, a Rangemaster cooker with extractor hood. UPVC French doors giving access to the garden, and separate utility room. To the first floor there are three double bedrooms - two with built in cupboard space, plus primary which includes a double fitted wardrobe leading to a modern en suite shower room. Contemporary fitted family bathroom with shower over bath. Externally the property benefits from driveway parking for 2 cars, and a low maintenance garden to rear with storage shed. GCH, ER - C Council Tax Band D £1500pcm deposit £1600

Entrance Hallway 14'4" x 7'0"

WC 6'7" x 2'8"

Living room 13'3" x 12'6"

Reception 3 / Study 10'1" x 7'4"

Reception 2 / Dining room 9'1" x 9'7"

Kitchen/ Diner 17'9" x 18'0"

Utility Room 10'11" x 5'5"

Landing 9'0" x 8'1"

Family Bathroom 6'2" x 8'10"

Bedroom 1 10'7" x 9'0"

Ensuite 6'2" x 5'4"

Bedroom 2 15'4" x 7'7"

Bedroom 3 7'0" x 15'8"

bedroom 4 8'0" x 10'7"

