



11, Rhodfa Cnocell Y Coed  
Bridgend, CF31 5FS



Watts  
& Morgan



# 11 Rhodfa Cnocell Y Coed

Broadlands, Bridgend CF31 5FS

## £825 PCM

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

This two-bedroom mid link property is located within the popular Broadlands development. Ideally located within close proximity to local amenities such as schools, Shops and eateries. The property comprises an entrance hallway, downstairs WC modern fitted kitchen with electric oven and gas hob and lounge with patio doors leading to garden. To the first floor two good size bedrooms and family bathroom with shower over bath. Externally there is an enclosed rear garden which is mainly laid to lawn with a decked area and Allocated parking for two vehicles. Available beginning of May 2025. EPC- B. Council tax band - C.

### KITCHEN 9'4" x 7'8"

A modern fitted kitchen with cream gloss units, electric oven, extractor and gas hob. Optional washing machine and space for fridge/freezer. Window to front elevation

### LOUNGE 11'10" x 10'6"

Neutrally decorated with laminate flooring, patio doors opening to rear garden

### BEDROOM 1 12'2" x 9'2"

To front elevation with fitted carpet

### BEDROOM 2 11'10" x 7'7"

To rear elevation with fitted carpets

### BATHROOM 6'7" x 5'3"

White suite with shower over bath and vinyl floor covering

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

