



12, Pleasant View  
Bridgend, CF32 9BY



Watts  
& Morgan

## 12 Pleasant View

Aberkenfig, Bridgend CF32 9BY

### £775 PCM

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

This two bedroom first floor flat is located within easy access to Aberkenfig Village for local amenities and to the M4 motorway for regular commuter's. The property comprises an entrance hallway, with stairs taking you to the first floor where there is a generous lounge with elevated views. A modern kitchen with electric cooker and large storage cupboard, family shower room with separate WC and two double bedrooms which benefit from storage cupboards. Externally there is a storage shed available. Available upon completion of references. Sorry no pets permitted. EPC = C. Council Tax Band - A.

#### LIVING ROOM 14'5" x 13'0"

Large living room freshly decorated neutrally with light brown fitted carpet and large window with front elevation.

#### BEDROOM 1 13'9" x 10'6"

Large double bedroom freshly decorated neutrally with brown fitted carpets.

#### BEDROOM 2 11'5" x 8'10"

Freshly decorated neutrally with brown fitted carpet and built in storage cupboard.

#### KITCHEN 10'9" x 9'9"

Newly refurbished modern fitted kitchen with white high gloss units and wood effect worktops and white brick effect tiles to splash back areas.

Walls have been freshly decorated neutrally.

Wood effect vinyl flooring and two large storage cupboards.

#### BATHROOM

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

