



69, Llys Pentre
Bridgend, CF31 5DY

Watts
& Morgan



69 Llys Pentre

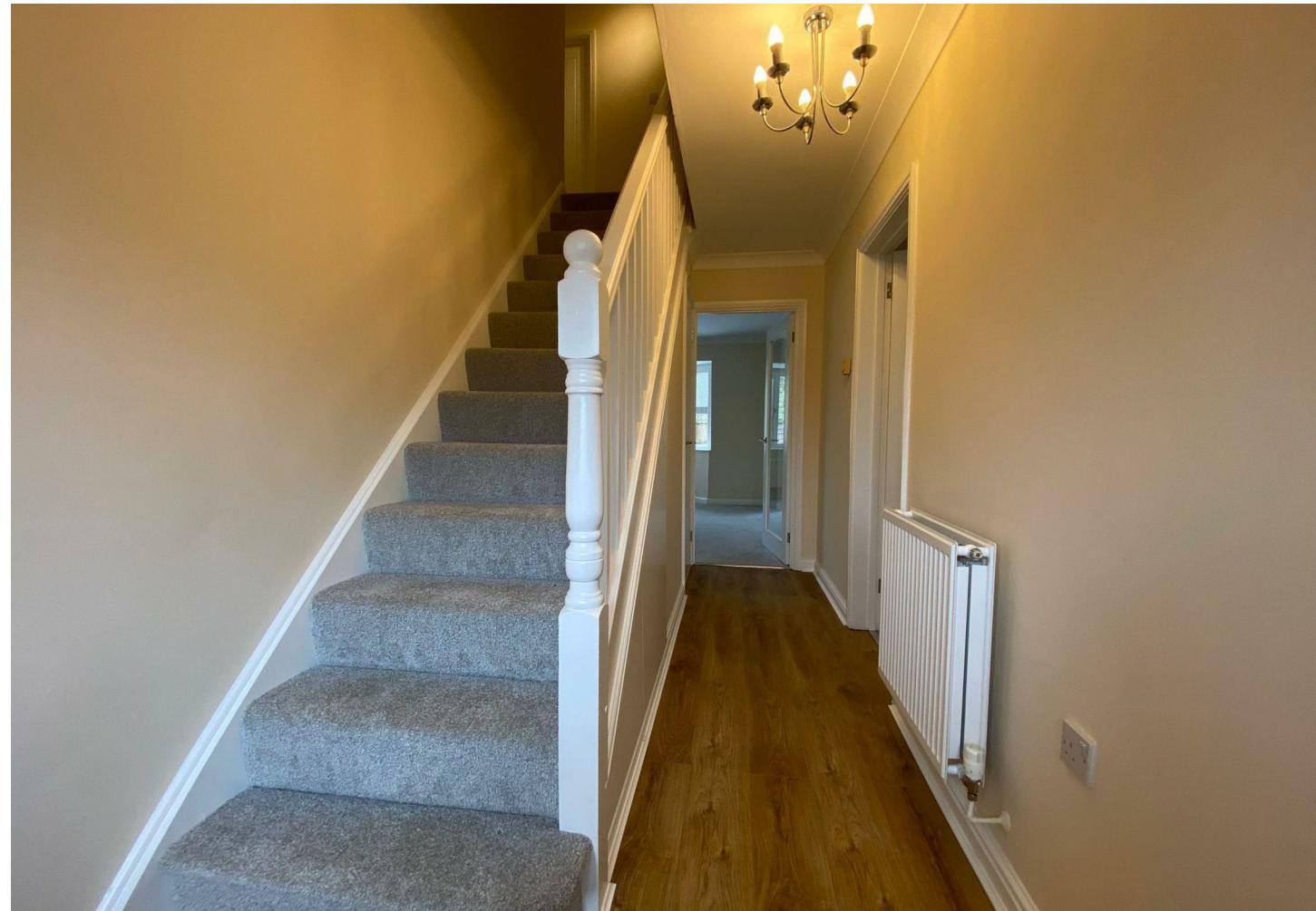
Broadlands, Bridgend CF31 5DY

£1,395 Per Month

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

This superb four-bedroom detached home is located within the desirable development of Broadlands. The property is ideally positioned within a quiet cul de sac and is within walking distance to local shops and schools. The property comprises an entrance hallway with LVT flooring, modern fitted kitchen with breakfast bar and appliances, separate utility room, downstairs WC and a good size living room opening to dining area with access to garden via patio doors. To the first floor are four bedrooms with ensuite to the primary bedroom and a family bathroom with shower over bath. Externally the property benefits from enclosed rear garden, which is mainly laid to lawn, driveway parking and a single garage. Available upon completion of referencing. EPC- D. Council Tax Band - E. Sorry no pets permitted.

Directions



Your local office: Bridgend

T 01656 644288 (2)

E rentals@wattsandmorgan.co.uk

Summary of Accommodation





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Scan to view property

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