



69, Llys Pentre  
Bridgend, CF31 5DY

Watts  
& Morgan







# 69 Llys Pentre

Broadlands, Bridgend CF31 5DY

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**£1,350 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.

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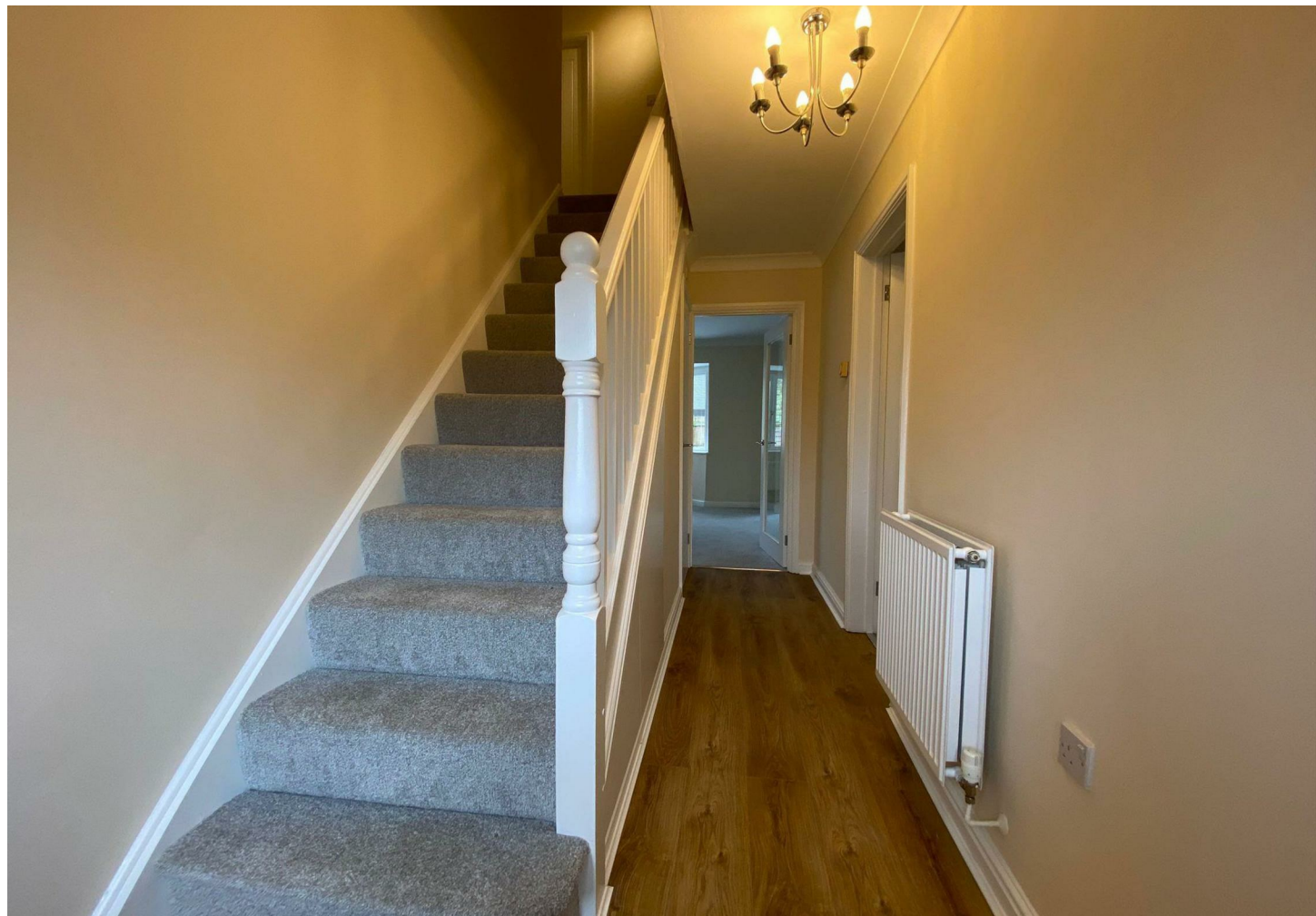
## Directions

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**Your local office: Bridgend**

**T** 01656 644288 (2)

**E** [rentals@wattsandmorgan.co.uk](mailto:rentals@wattsandmorgan.co.uk)





## Summary of Accommodation

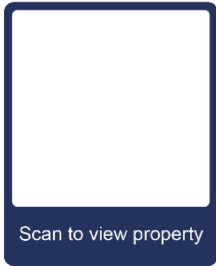
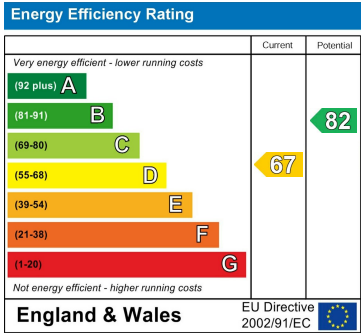
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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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