



35, Heol Castell Coety
Bridgend, CF31 1PU

Watts
& Morgan

35 Heol Castell Coety

Litchard, Bridgend CF31 1PU

£1,350 Per Calendar Month

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

This lovely three-bedroom detached property is perfectly situated within walking distance of Princess of Wales Hospital and the McArthur Glen Designer Outlet. The well-appointed accommodation comprises an inviting entrance hall, spacious living room, fitted kitchen and an additional sitting room providing versatile living space. To the first floor are two generous double bedrooms, a further single bedroom and a contemporary family bathroom. Externally the property boasts a private driveway to the front offering ample off-road parking, together with a great sized low-maintenance rear garden. The property is being offered as a short-term rental for a 12-month period. Available upon completion of referencing. Council Tax Band - C. EPC - D.

Directions

* Bridgend town centre - 1.5 Miles * Cardiff City Centre - 25 Miles * J36 of the M4 - 1.1 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



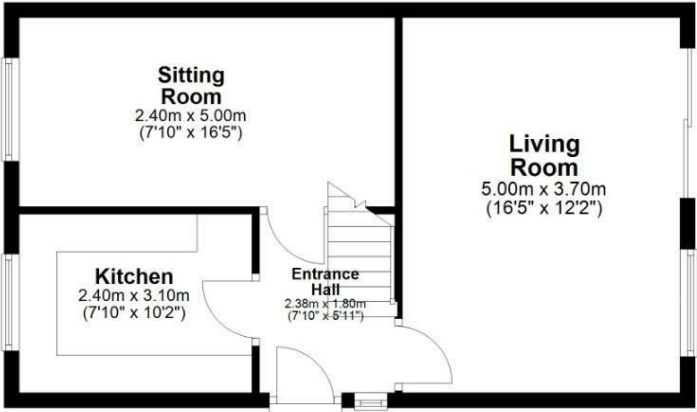
Summary of Accommodation



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.

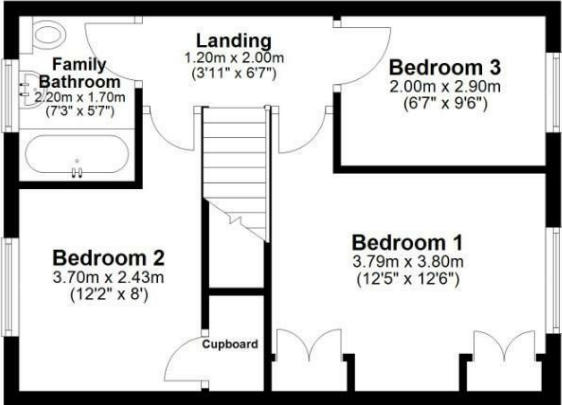
Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



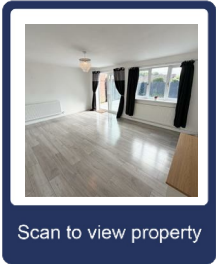
First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 78.9 sq. metres (849.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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