



22, Llys Pentre  
Bridgend, CF31 5DY

Watts  
& Morgan



# 22 Llys Pentre

Broadlands, Bridgend CF31 5DY

£1,295 PCM

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

This Four-bedroom detached family home is situated within the popular Broadlands development. Conveniently located within walking distance of amenities within the development such as shops, eateries and schools. The property boasts from being located within a quiet cul de sac and comprises an entrance hall, downstairs WC, kitchen with fitted appliances, utility room, good size open plan lounge/dining room and conservatory. To the first floor a family bathroom with shower over bath and four bedrooms, two of which are doubles with the primary bedroom offering fitted wardrobes and en-suite. Externally there is an enclosed low maintenance rear garden which is laid to chippings and decking. There is driveway parking with garage to the front of the property. Available mid-February. EPC= C. Council Tax = E.

## Directions



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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