



9, Ffordd Y Robin Goch  
Bridgend, CF35 6GH



Watts  
& Morgan



## 9 Ffordd Y Robin Goch

Coity, Bridgend CF35 6GH

### £875 PCM

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

This lovely two double bedroom property is located within a quiet location overlooking an open green area in Parc Derwen Coity. Close to local amenities and transport links including the M4 corridor. The property comprises an entrance hallway, downstairs WC, modern open plan fitted kitchen with appliances and living room. To the first floor, there are two double bedrooms and bathroom with shower over bath. Externally the property offers a lovely south facing enclosed rear garden with patio and two allocated parking spaces to front. Sorry no pets permitted. Property Available upon completion of references. EPC =B. Council Tax band = C.

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

