



8, Bryncoch Road
Bridgend, CF32 9PA



Watts
& Morgan

8 Bryncoch Road

Sarn, Bridgend CF32 9PA

£1,150 Per Month

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A generous 3 bed end terrace property ideally located for commuting, and within walking distance of local shops and schools. Well presented with new carpets and freshly redecorated throughout, the accommodation offers entrance hallway, good size lounge opening to dining room with patio doors, kitchen, separate utility area and G.F. W.C. To the first floor there are two double bedrooms, one with built in cupboard space and one single. Family barhroom with shower over bath. The property is set on a large plot with off road parking and an extensive rear garden. ER - C Council Tax Band B £1150 pm deposit £1250.

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

