



58, Angelton Green  
Bridgend, CF31 4LQ



Watts  
& Morgan

# 58 Angelton Green

Penyfai, Bridgend CF31 4LQ

**£1,250 PCM**

3 Bedrooms | 1 Bathrooms | 1 Reception  
Rooms

A well presented and much-improved detached family home, situated in the desirable village of Pen-y-Fai. The property has been redecorated throughout and benefits from new flooring and new fitted kitchen & GF WC.

The accommodation comprises an entrance hallway, GF cloakroom, and a spacious lounge leading to the breakfast kitchen, which features an electric oven, ceramic hob, and extractor fan. French doors open onto the rear garden, which includes a patio area.

To the first floor are three bedrooms (two doubles and one single) along with a modern white bathroom suite with shower over the bath.

Externally, the property offers ample driveway parking, a garage, and an enclosed rear garden.

Window blinds are included. Sorry, no pets permitted.

£1,250 pcm Deposit £1350. EPC - C

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

