



46, Heol Tyn Y Garn
Bridgend, CF31 4PA



Watts
& Morgan

46 Heol Tyn Y Garn

Pen-Y-Fai, Bridgend CF31 4PA

£975 PCM

3 Bedrooms | 1 Bathrooms | 2 Reception
Rooms

A spacious 3 bedroom cottage in the sought-after village of Pen-y-Fai. Situated within walking distance of local schools, shops, amenities and offering great access to Bridgend Town Centre, McArthur Glen Shopping Centre and Junction 36 of the M4.

Accommodation comprises; porch, entrance hall, lounge/dining room and modern kitchen with electric oven and gas hob. First floor; 3 good sized bedrooms and a 4-piece family bathroom. Externally offering off-road parking and a generous rear garden. ER - D Council Tax band C £950 pm Deposit £1050

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	54
(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

