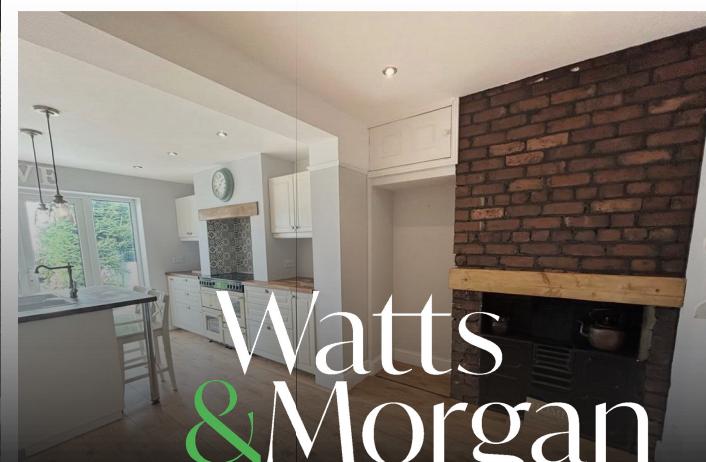




6, Austin Avenue  
Bridgend, CF32 0LG



Watts  
& Morgan

# 6 Austin Avenue

Laleston, Bridgend CF32 0LG

**£1,395 PCM**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An opportunity to rent this much improved family home located in the desirable village of Laleston. The property Comprises an entrance hallway, downstairs shower room, two reception rooms both with original herringbone block flooring and a large kitchen/diner with Electric Range Cooker and a comprehensive range of modern units. To the first floor are three double bedrooms, two with fitted wardrobes and a modern fitted bathroom with shower over bath. Externally there is an enclosed rear garden which is laid to lawn with a patio area. and a single garage with Driveway Parking. Available Beginning of March. EPC=D. Council Tax Band = E. Sorry no pets permitted.

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

