



Llys Gwyn
, Bridgend, CF31 1LD

Rental £895 pcm
2 bedroom House available 19 May 2025

73-75 Nolton Street, Bridgend, , CF31 3AE
bridgend@porters-uk.com

01656 766666

Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30
Wed 09.00 - 17.30; Thurs 09.00 - 17.30
Fri 09.00 - 17.30; Sat 09.00 - 17.30; Sun Closed

Porters

- * Unfurnished
- * Water Supply:Mains
- * Sewerage:Mains

- * EPC Rating D
- * Heating Supply:Gas
- * Gas Supply:Mains

- * Council Tax Band B
- * Electricity Supply:Mains
- * Holding Deposit £100 (refundable - see app)

Situation

Porters are pleased to present this two bedroom mid link house in Bridgend. The property comprises of a lounge and kitchen to the ground floor, whilst on the first floor there are two bedrooms and a family bathroom. Outside there is off road parking to the front and a low maintenance garden to the rear. Llys Gwyn is within walking distance of Bridgend Town Centre and local amenities. Unless otherwise stated, the property has gas central heating. Call Porters today to arrange an appointment. Evening appointments available until 7:30pm. Deposit amount £995

Accommodation

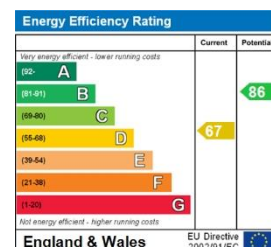
All measurements are approximate.

Further Information

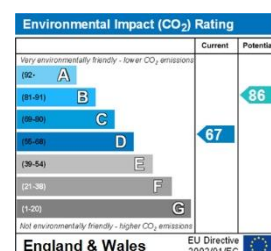
The deposit required is £995

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-2325

Creation Date: 17/05/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Porters Ltd, 2025. Porters Ltd Registered in Wales No. 4957288