



## Maes Talcen

, Brackla , CF31 2LG

# Rental £1,250 pcm

3 bedroom Bungalow available 01 September 2025

73-75 Nolton Street, Bridgend, , CF31 3AE  
[bridgend@porters-uk.com](mailto: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
- \* Holding Deposit £100 (refundable - see app)

- \* Council Tax Band D
- \* Electricity Supply:Mains
- \* Gas Supply:Mains

## Situation

Porters are pleased to present this three bedroom detached bungalow in Brackla. The property consists of an entrance hallway leading to an open plan lounge/dining room, fitted kitchen, bathroom and three bedrooms with the largest bedroom having a dressing room area that can also be used as a smaller fourth bedroom. Outside there is driveway parking, a garage and large enclosed garden to the rear. The property is located with ease of access to the M4 via junction 35 or 36, it is also within walking distance to local Primary schools and the Triangle shopping precinct. Unless otherwise stated, the property has gas central heating Call Porters today on 01656 766666 to arrange an appointment. Evening appointments available until 7:30pm. Deposit amount £1250

## Accommodation

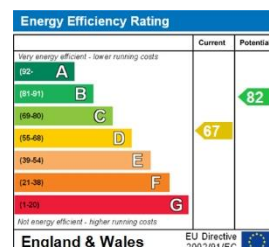
All measurements are approximate.

## Further Information

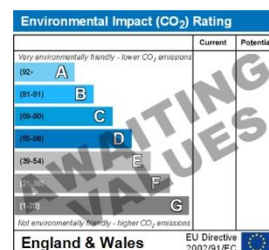
The deposit required is £1,350

## 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-2343

Creation Date: 25/08/2025

## 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