

# HUNTERS®

HERE TO GET *you* THERE



## Derwen Road

Bridgend, CF31 1LH

£700 Per Calendar Month



Hunters are pleased to offer TO LET fully refurbished second floor flat in the centre of Bridgend Town, briefly comprising of open plan kitchen living room, 2 double bedrooms and bathroom. This property is larger than average. Convenient location walking distance to train station. No parking.

\*\*\*EMAIL ENQUIRIES ONLY \*\*\*

Council Tax C  
Holding Fee £160.91  
EPC C  
Gas Central Heating

Rent £700 pcm  
Deposit £800



## HALLWAY

Painted walls, door to all rooms. New carpets.

## OPEN PLAN LIVING/KITCHEN

Painted walls, new grey carpets windows over looking front. White kitchen units black contrasting worktops, fitted cooker.

## BEDROOM

Painted wall, new grey carpet windows over looking front. Radiator.

## BEDROOM 2

Painted wall, new grey carpet windows over looking rear. Radiator.

## BATHROOM

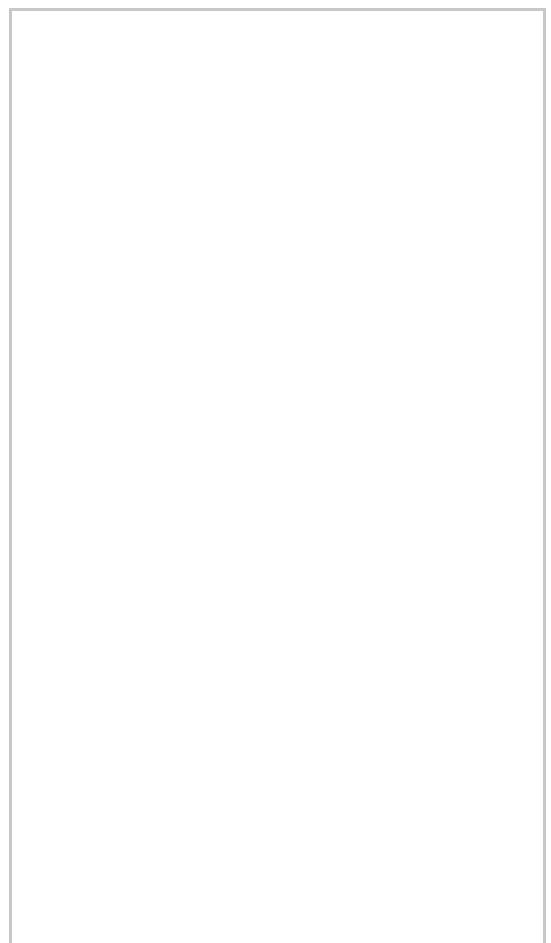
Half paint and tiled walls, white 3 piece suite with over bath shower. Black tile effect vinyl flooring. Radiator.

## UTILITY ROOM

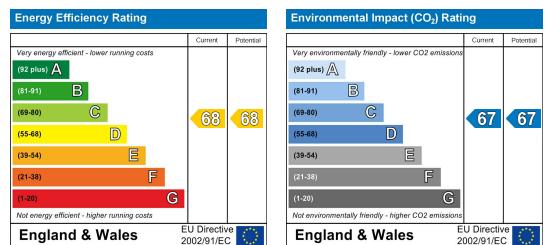
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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