NAEA
GARETH L. EDWARDS
ESTATE AGENT VALUER
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44 Mount Earl
Bridgend
Bridgend
CF31 3EY

£1,200 Monthly











- Three Bed Semi Detached Property
- Located on the South Side of Bridgend Town
- Unfurnished
- Gas CH & Upvc Double Glazing
- Upstairs Shower Room
- Garage with Parking & Garden to Rear
- Energy Rating - Band E & Council Tax - Band D (£2548.16 for 2026/27)

Ref: PRA12127

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Viewing Instructions: Strictly By Appointment Only

General Description

Three Bedroom Semi Detached Property, Located On The South Side Of Bridgend Town, Unfurnished, Gas Central Heating, Upvc Double Glazing, Shower Room to First Floor, Garage with Parking, Garden to Rear. Energy Rating - Band E. Council Tax - Band D (£2548.41 for 2026/27). Holding Fee £100.00. Rent £1200.00 per calendar month & Bond £1250.00.

Gareth L Edwards Ltd is a member of ARLA Propertymark, Propertymark Client Money Protection, The Property Ombudsman Redress Scheme, and is a Licensed Agent for Rent Smart Wales.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:54

Council Tax

Band D

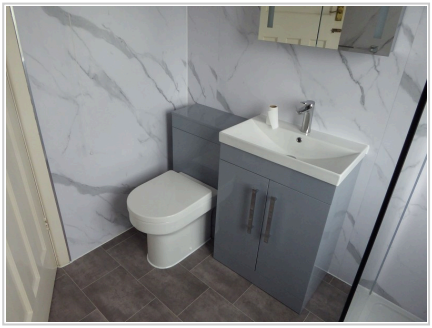










All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.