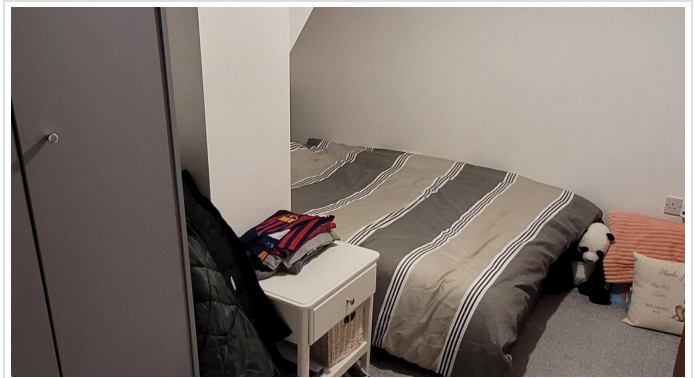


## 1 Bed Flat In Bridgend Road Llanharan, Pontyclun, CF72 9RD

£575 Monthly



## SHORT DESCRIPTION

Property Ref: 9913. I am pleased to bring to the market this recently refurbished one bedroom flat in a quiet location but close to all amenities. On the main bus route and very close to the local train station with great links to Cardiff. Rent of £575pcm (which

includes water rates) and a bond of £675. (Please ensure you have the funds available before enquiring). Interested parties should message me, ideally telling me about themselves and their circumstances as this would help me select the best prospective tenants to view the property... Single occupancy, not an ideal property for pets and non smoker preferred...

1

**Bed Room(s)**

1

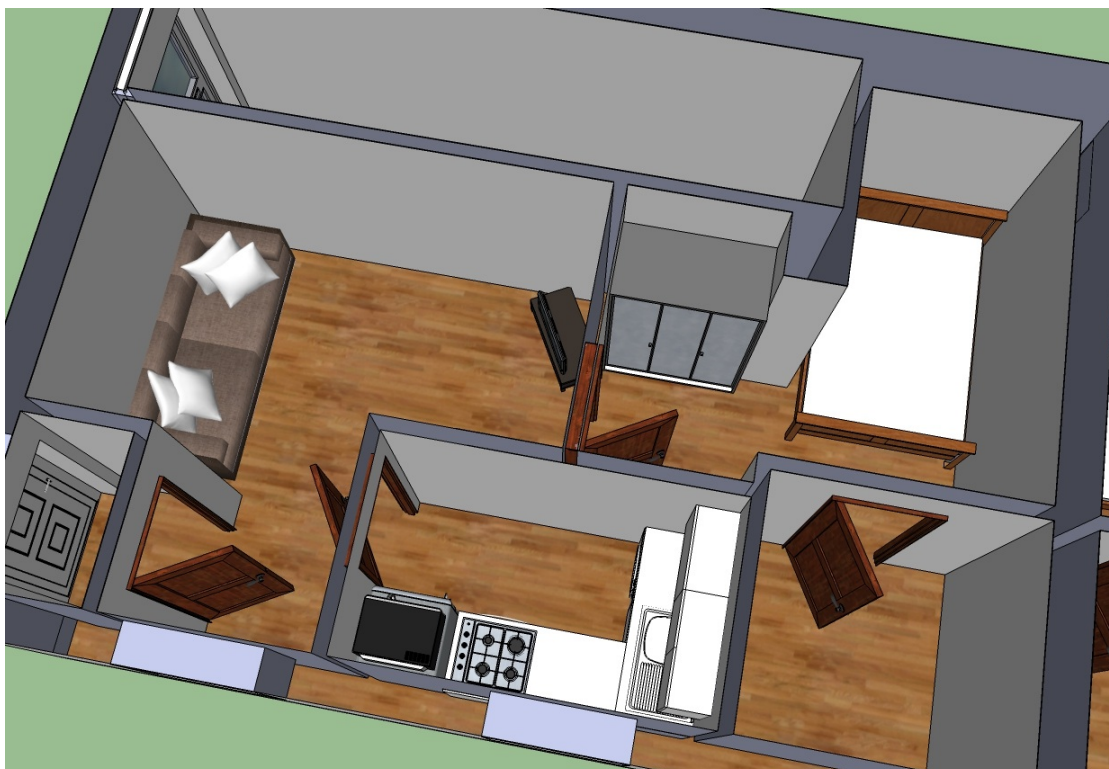
**Bath Room(s)**

1

**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## **EPC GRAPH**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

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