

# Porters



## Ffordd Y Draen

, Coity, Bridgend , CF35 6BF

# Rental £875 pcm

2 bedroom Semi Detached House available 04 March 2024

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

## Situation

Porters are pleased to present this two bedroom semi detached house located on the popular development of Parc Derwen, Coity. The property comprises of a lounge/diner, fitted kitchen and WC to the ground floor. The first floor has two bedrooms and a family bathroom. Outside, there is driveway parking for one car and a garage. With a low maintenance garden to rear. Unfurnished. Call Porters today on 01656 766666 to arrange an appointment. Evening viewings available until 7:30pm. The deposit will be £895.

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £975

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(02-)	A	
(01-01)	B		
(09-49)	C		
(55-68)	D		
(39-54)	E		
(15-38)	F		
(1-12)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(02-)	A	
(01-01)	B		
(09-49)	C		
(55-68)	D		
(39-54)	E		
(15-38)	F		
(1-12)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact  
Creation Date: 19/02/2024

Property Ref: inst-2211

### 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, 2024. Porters Ltd Registered in Wales No. 4957288