



Derllwyn Road  
Tondy  
Bridgend  
Mid Glamorgan  
CF32 9DG

Offers In Excess Of £445,000

bettermove



# Derllwyn Road

## Bridgend

Bettermove are proud to present this 5 bedroom detached house in Bridgend available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is F.

The interior of this beautifully presented property comprises two spacious living rooms, dining room, utility room, bedroom, w/c and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms, en-suite and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Bridgend, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A4063, Tondur train station and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		





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