

BRINSONS

02920 867711 **Tel**
02920 864028 **Fax**
sales@brinsons.co.uk **Email**
Website
Eastgate, Market Street, Caerphilly, CF83 1NX **Address**



Lon Y Gors

, Caerphilly , CF83 1DP

Rental £750 pcm

3 bedroom Semi Detached House available Now

Eastgate, Market Street, Caerphilly, CF83 1NX
sales@brinsons.co.uk

02920 867711

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 - 16.00; Sun Closed

- * Unfurnished
- * 3 Bedrooms
- * Convenient Location
- * Garage

- * Landscaped Rear Garden

Situation

An immaculately presented semi-detached house, conveniently situated on the Llyn development within walking distance of the Aber track with regular train service into Cardiff and only a short drive to the A470. The accommodation comprises entrance lobby, through lounge/dining room, kitchen with washing machine and electric oven and on the first floor, 3 bedrooms, one with fitted wardrobes and shower room/WC. Gardens to front and rear, the latter a particularly attractive feature, landscaped, with lawned, paved and gravelled areas and planted with a range of mature plants and shrubs. A driveway to the side provides off road parking and access to the single garage.

Accommodation

Bedroom One 13' x 9'11

UPVC double glazed window to front. Carpet.

Bedroom Three 9'8 max x 6'6

Double glazed window to front. Three overhead wall cupboards. Two fitted shelved cupboards over stairwell. Carpet.

Bedroom Two 10'10 x 9'11 into fitted wardrobe

Fitted wardrobe to one wall. Double glazed window to rear. Carpet. Airing cupboard.

Dining Room 10'9 x 9'

Double glazed window to rear with venetian blinds. Carpet. Electric wall heater. Door to;

Property Ref: inst-3760

Entrance Lobby

UPVC double glazed door with double glazed side panels. Carpet. Electric wall heated. Carpeted stairs to first floor. Two hand rails.

First Floor Landing

Double glazed window to side with venetian blind. Electric wall heater. Carpet.

Kitchen 10'4 x 7'5

A range of wall and base units comprising 6 base cupboards, one drawer pack, larder unit, 5 wall cupboards, 2 shelf units. Work surfaces. One and a half bowl sink and drainer. Plum...

Lounge 13'5 x 13'

Double glazed window to front with venetian blinds. Coal effect electric fire with a marble fire surround and hearth. Carpet. Electric wall heater. Open plan to;

Shower Room

Corner shower cubicle, low level WC with concealed cistern and wash hand basin set on vanity unit with storage cupboards under. Two wall cupboards. Tiled walls. Carpet. Double glaz...

All measurements are approximate.

Further Information

The deposit required is £850

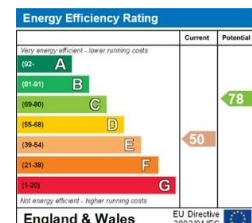
The landlord has requested to include The green house and pond will remain in situ. The landlord and agency will not accept any liability for any accident or injury incurred.

The landlord is willing to rent this home to Employed

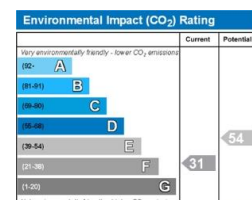
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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 (CO₂) emissions.



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.



Creation Date: 20/05/2025

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 © Brinsons Residential Lettings & Management, 2025. Brinsons Residential Lettings & Management Registered in England and Wales No. 06030712