

# BRINSONS

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Eastgate, Market Street, Caerphilly, CF83 1NX **Address**



**Fairways**  
, Bargoed, CF81 8TQ

**Rental £625 pcm**  
3 bedroom Semi Detached House available Now

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**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 Bedroom Semi Detached
- \* Gardens to Front & Rear

## Situation

This well presented 3 bed semi-detached property is located in the popular area of Fairways, backing on to Bargoed Golf Course. Accommodation briefly comprising of entrance hall, lounge open plan to dining room, kitchen, first floor bathroom and three bedrooms. Driveway, front and rear gardens. Viewings highly recommended.

## Accommodation

### Bathroom

Fitted with three piece white suite comprising of bath, wash hand basin and w/c, UPVC window to rear.

**Bedroom 1** 12' 10" x 8' 11" ( 3.91m x 2.72m )

UPVC window to front, fitted carpet, radiator.

**Bedroom 2** 9' 2" x 9' 3" ( 2.79m x 2.82m )

UPVC window to rear, fitted carpet, radiator.

**Bedroom 3** 10' x 6' 9" ( 3.05m x 2.06m )

UPVC window to front, fitted carpet, radiator.

**Dining Room** 10' 5" x 8' 3" ( 3.18m x 2.51m )

UPVC window to rear, Fitted carpet, radiator.

## Entrance Hall

## First Floor

### Ground floor

**Kitchen** 10' 6" x 7' 2" ( 3.20m x 2.18m )

Fitted with a matching range of base and wall units with worktop space over, window to side, door to rear garden.

## Landing

**Lounge** 13' 8" x 12' 7" ( 4.17m x 3.84m )

UPVC window to front, contemporary laminate flooring, radiator, open plan to;

## Outside

Lawn and driveway to front, enclosed rear garden with patio and lawn

All measurements are approximate.

## Further Information

The deposit required is £750

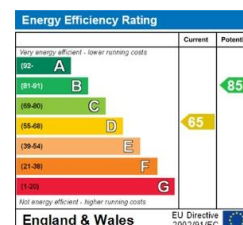
The landlord has requested to include Attic does not form part of the tenancy and should not be accessed.

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired

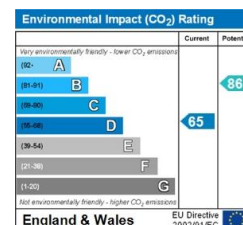
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## 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.



Property Ref: inst-3586

Creation Date: 04/07/2025

## 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