

BRINSONS

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



Clos Pinwydden

, Llanharry, Pontyclun, CF72 9GG

Rental £795 pcm

3 bedroom 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

* Part Furnished

Situation

Modern detached house located within a small cul-de-sac, enjoying a private aspect to the rear overlooking a wooded area. The property has an entrance hall and cloakroom/WC, living room, dining room, and kitchen/breakfast room. To the first floor are three bedrooms and a family bathroom. It benefits also from a single garage to the side and parking for several vehicles to the front.

Accommodation

Bathroom

Three piece suite comprising bath with shower over and shower screen, wash hand basin, and WC. Obscure glazed window to the rear. Radiator.

Bedroom One

Fitted carpet. Radiator. Built in double door wardrobe. Window to the front.

Bedroom Two

Fitted carpet. Radiator. Built in wardrobe. Window to the rear.

Cloakroom W/C

Obscure glazed window to the rear. Corner wash hand basin. WC. Radiator. Laminate flooring.

Dining Room

French doors giving access to the rear garden. Laminate flooring. Radiator.

Entrance Hall

Front door with two inset obscure glazed panels giving access to the hall. Door to cloakroom/WC. Door to living room.

First Floor Landing

Window to the side. Doors to all bedrooms and bathroom. Over-stair airing cupboard with radiator. Fitted carpet.

Kitchen

Fitted kitchen with a matching range of wall and base units with work surfaces over extending to a breakfast bar. Freestanding fridge/freezer, washing machine, dishwasher. Integr...

Living Room

Wooden framed double glazed window to the front. Gas fire with surround and hearth. Laminate flooring. Radiator. Stairs to the first floor. Door to the kitchen. Archway openi...

Outside Front

Driveway for several vehicles leading to garage with up and over door.

Outside Rear

Garden laid to approximately one third patio slabs, and two thirds decorative stones with a few small planted trees. Fence panels to three sides.

All measurements are approximate.

Further Information

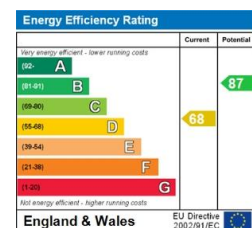
The deposit required is £895

The landlord is willing to rent this home to Employed, Self Employed, Student, Retired, Company

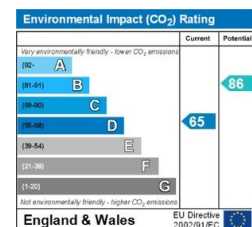
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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.



The environmental impact rating is a measure of a home's impact on the environment in terms of Creation Date: 29/03/2024

Property Ref: inst-3572

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, 2024. Brinsons Residential Lettings & Management Registered in England and Wales No. 06030712