

# BRINSONS

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



## Woodside Court

, Lisvane, Cardiff, CF14 0RY

## Rental £675 pcm

2 bedroom Flat / Apartment 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

- \* Furnished
- \* Furnished
- \* Fridge Freezer
- \* Spacious 2 Double Bedroom Flat

## Situation

A very well presented, furnished apartment in Lisvane. This first floor property has 2 double bedrooms that include beds and wardrobes, a large south facing lounge that includes sofas and various items of furniture, good sized fitted kitchen that includes fridge freezer and space for a washing machine/washer dryer and a family bathroom. The property has plenty of storage. Viewings highly recommended. Council tax Band D.

## Accommodation

### Bathroom

Lino fitted flooring, skimmed walls and part tiled, toilet, sink, bath with shower unit, UPVC window

### Bedroom 1

Fitted carpet, skimmed walls, electric heater, wardrobe, chest of drawers, two bedside units, will have double bed frame and mattress, UPVC window

### Bedroom 2

Fitted carpet, skimmed walls, electric heater, two wardrobes, chest of drawers, single bed and mattress, UPVC window

## Entrance hallway

Entered into through the wooden front door, fitted carpet, skimmed walls, electric heater, two storage cupboards

- \* Walking distance of railway station
- \* 2 Bed First Floor Flat
- \* Electric Heating

## General Information

- Furnished - The landlord will not consider a pet (sorry) - Tenants will be responsible for paying council tax, water & electricity bills. - Council Tax: Band D - Tenants' also re...

## Kitchen

Fitted laminate flooring, skimmed walls, freestanding electric cooker, freestanding fridge freezer, two storage cupboards, UPVC window

## Living room

Fitted carpet, skimmed walls, electric heater, two sofas, various items of furniture, UPVC window

All measurements are approximate.

## Further Information

The deposit required is £775

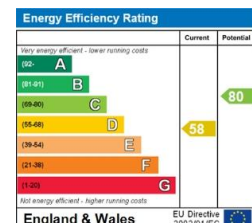
The landlord has requested to include The tenant is required to give two months notice as agreed with the Landlord

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

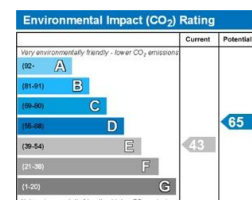
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## 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-3486

Creation Date: 27/04/2024

## 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