

# BRINSONS

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## Duxford Close

, Radyr Way, Cardiff, CF5 2PR

## Rental £775 pcm

3 bedroom 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

- \* Part Furnished
- \* 3 Bedroom Semi Detached
- \* Convenient Location
- \* Off Road Parking Situation
- \* Gas Fired Central Heating

Available to let is this modern three bedroom semi detached property in a highly desired area of Cardiff. Property comprises of entrance, Lounge/Diner and Kitchen to the ground floor with three bedrooms and family bathroom to the first floor. Property is tastefully decorated throughout. Property is Let including fridge freezer, washing machine and oven and hob. The Garage belonging to the property will not be included in the Let but off-road Parking is available. Available end of March unfurnished for £825.00pcm

## Accommodation

### 1. Entrance Hall

Property opens into an entrance with laminate flooring, Plastered walls and textured ceiling. With Carpeted staircase leading to Landing and door leading to Lounge.

### 2. Lounge / Diner

Laminate Flooring throughout and Plastered walls with textured ceiling. Decorated to a modern standard with a feature electric fire with wooden surround. Two sets of windows with l...

### 3. Kitchen

Modern Kitchen with matching base and wall units. Tiled flooring and plastered walls with tiled splash surround. Silver effect kitchen ware complements the room. Door/Window to rea...

### 4. Stairs / Landing

Carpeted staircase with wooden  
Property Ref: inst-3420

### 5. Bedroom 1

Master bedroom with carpet flooring and plastered walls with a single papered feature wall. Window to rear. Bedroom furniture compliments the room.

### 6. Bedroom 2

Double Bedroom with laminated floor with plastered walls and textured ceiling. Window to the front of property. Bedroom furniture compliments the room.

### 7. Bedroom 3 / Office

Laminate floor with papered walls with patterned feature wall. Window to front of property. Currently office furniture compliments the room.

### 8. Family Bathroom

Modern bathroom with tiled floor and walls. Matching bathroom suite with over bath shower.

### 9. External

To the front the property consists of a small lawn area with off - road drive. A gated side access takes you through to an enclosed rear garden with patio and lawn areas.

All measurements are approximate.

## Further Information

The deposit required is £875

The landlord has requested to include No Smoking , The garage is not available within the letting

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

Creation Date: 15/07/2025

## 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