

BRINSONS

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



Glenburnie

, Port Road, Wenvoe, Cardiff, CF5 6AB

Rental £1,600 pcm

6 bedroom 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
- * Substantial detached residence
- * Set in circa. 1.7 acres
- * Open plan living

Situation
 Brinsons are pleased to offer for rent this exceptional six bed detached property accompanied by a one bedroom fully accommodated annex, that could easily be used as home office, as well as former piggery ideal for stabling and circa 1.7 acres of secluded flat land laid mainly to lawn. The property is in modern condition with newly fitted bathroom and modern fitted kitchen. There is the further option of a contracted garden maintenance provider within the contract. Further benefits include 'Worcester' gas combination central heating system, UPVC double glazing throughout and modern floor covering. Viewing highly recommended to see the high specification throughout.

Accommodation

1. Entrance Lobby/Hall (Ground Floor)

Entered via composite UPVC front door to large open light hallway. Communicating doors leading to all ground floor rooms.

1a. Living/Dining Room (Ground Floor)

Large dual aspect family room with UPVC fully double glazed sliding door to rear. Gas coal-effect fire set onto marble hearth with matching surround. Modern fitted carpet.

1b. Clockroom (Ground Floor)

Newly fitted suite in white of low-level WC and wash-hand basin with vanity unit. Chrome towel rail and mirror. Tiled floor.
 Property Ref: inst-3601

- * Annex perfect for home office or as self contained
- * Former piggery perfect for stabling

2. Dining Room (Ground Floor)

UPVC double glazed window to front. Ceramic tiled flooring to match kitchen/breakfast room. Table and chairs could remain.

2a. Utility Room (Ground Floor)

Further range of wooden wall and base units with matching worktop to kitchen. Washing machine and tumble dryer to remain. Inset stainless steel sink and drainer. Vinyl wood-effect ...

2b. Cloakroom (Ground Floor)

Comprising suite of concealed cistern low-level WC and wash-hand basin set into a vanity unit with worktop. UPVC double glazed translucent window.

2c. Garage (Ground Floor)

Integrated double garage with electric up and over door, power and light and pit. Combination gas boiler.

3. Landing (First Floor)

Half turn fully carpeted staircase leading up to open landing spanning both the width and length of the house.

3a. Master Suite Bedroom (First Floor)

Spacious master suite with triple mirror-fronted fitted wardrobe and communicating door into;

3b. Master Suite Bathroom 1 (First Floor)

Three piece suite comprising quadrant shower cubicle with 'Mira' shower. Pedestal wash-hand basin with chrome mixer tap and vanity unit. Concealed cistern low-level WC.

Further Information

The deposit required is £1,800

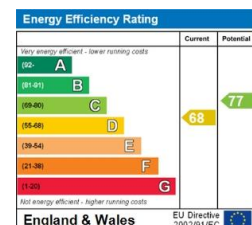
The landlord has requested to include The Landlord agrees to undertake the maintenance of the garden and field belonging to Glenburnie, with the level of maintenance to be carried out to be assessed and determined at their discretion commencing from the Spring months (February or March, weather allowing) until the end of the growing season in the Autumn months (September or October, weather allowing). The Landlord commits to mowing the garden and field a minimum of twice a month, but more if deemed necessary.

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 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.



Creation Date: 25/04/2024

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