

BRINSONS

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



High Street

, Nelson, CF46 6EU

Rental £525 pcm

2 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
- * Traditional 2 bedroom cottage
- * Fully modernised to high standard

Situation

2 bedroom end of terrace stone fronted house, conveniently located within the heart of Nelson town. Just a short walk to the main bus station and approximately 1.5 miles from the A470 Cardiff to Merthyr trunk road. The accommodation briefly comprises lounge with feature spiral stairs (not used), dining room and gallery style kitchen to the ground floor while the 2 bedrooms and bathroom are set to the first floor. Further benefits to include Worcester gas combi boiler, UPVC double glazing, skimmed walls/ceilings throughout. Council tax band A

Accommodation

1. Lounge (Ground Floor)

3.47m (11'5") x 4.03m (13'3")
 Entered from the front via UPVC glazed door with leaded feature, UPVC window to front, stairs to first floor level, feature made of spiral staircase with down lights, recessed fire...

2. Dining Room (Ground Floor)

2.38m (7'10") x 4.06m (13'4")
 Useful second reception room, skimmed walls and ceiling with spot lights, wall stat, double radiator, cupboard housing gas meter, carpet as fitted, window and glazed door to:

3. Kitchen (Ground Floor)

1.34m (4'5") x 5.18m (17'0")
 Gallery style kitchen comprising a range of modern base units with wood effect doors and contrasting work surfaces, inset single drainer sink unit, electric cooker
 Property Ref: inst-3508

- * Off Road Parking

5. Bedroom 1 (First Floor)

2.71m (8'11") x 4.08m (13'5")
 Main bedroom, UPVC window to front, feature curved wall where spiral stairs would have entered room, skimmed walls and ceiling, airing cupboard housing Worcester gas combi boiler, ...

6. Bedroom 2 (First Floor)

2.33m (7'8") x 2.48m (8'2")
 Good sized bedrooms, UPVC window to rear with vertical blinds, skimmed walls and ceiling, hatch to insulated loft space, radiator, carpet as fitted.

7. Bathroom (First Floor)

Modern white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment to taps, tiled splash back areas, UPVC window to rear, vinyl type floor...

8. Outside

Rear Garden - surprisingly large enclosed level garden which extends to the side of the property, patio area leading to lawn with path to gate at rear, raised flower beds and pebbles...

All measurements are approximate.

Further Information

The deposit required is £625

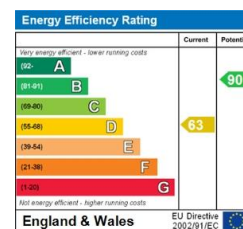
The landlord has requested to include The property is a non smoking property, The keeping of house or garden pets is not allowed under any circumstances, It is the Tenant's responsibility to maintain the garden to the same standard as at the date of this agreement of tenancy.

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.



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.

Environmental Impact (CO₂) Rating

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