

# BRINSONS

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## Clos Penglyn

, Pencoed, Bridgend, CF35 6NX

# Rental £825 pcm

4 bedroom Detached House available Now

Eastgate, Market Street, Caerphilly, CF83 1NX  
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## 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

\* Unfurnished

## Situation

A modern four bedroom, two bathroom, two living room detached house in a residential cul-de-sac in the town of Pencoed with it's excellent local facilities including railway station on the Bridgend to Cardiff line and easy access to the M4 and other major roads. In brief terms the accommodation includes entrance porch, entrance hall with double cloaks cupboard. Living room with bay window overlooking the front garden, dining room with views over the rear garden, well fitted kitchen, utility room with doorway out to the rear garden and cloakroom. Upstairs - Master bedroom with en-suite bathroom with views over the rear garden, further double bedroom with front views and two single bedrooms together with family bathroom. The Garage has an internal doorway to the utility room. Lawned front garden. Driveway parking with gated access to either side leads to the lawned rear garden with good sized rear terrace running across the back of the house. There is mains gas fired central heating with airing cupboard on the landing and the property is double glazed throughout. Directions - From junction 35 of the M4 take the A473 north and at the first roundabout turn left into Felindre Road. At the T junction turn right, pass the square on your left hand side and after 100 yards or so take the next turning left into Penprysg Road. After passing the school on your left hand side take  
Property Ref: inst-3569

## Dining Room

UPVC double glazed window overlooking rear garden. Skimmed walls. Coved ceiling. Carpet. Radiator.

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## En-suite Bathroom

Three piece suite comprising panelled bath with overhead Mira Sport electric shower and shower head attachment. Dual flush low level WC. Pedestal wash hand basin. Half tiled and sk...

## Entrance Hall

Accessed from storm porch to wooden varnished front door with adjacent florally etched opaque vision panel. Open hallway with balustrade and spindle staircase leading to first floor...

## First Floor

## Garage

Single garage with up and over aluminium door. Useful for storage with power and light. Ideal Classic gas boiler housed to wall.

## Kitchen

Modern fitted kitchen with a range of white wood effect wall and base with chrome handles. Set into a wood effect work surface. Features include electric induction four ring hob. E...

## Further Information

The deposit required is £925

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

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

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