

# BRINSONS

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



## Heron Drive

, Penallta, Hengoed, CF82 6AJ

## Rental £695 pcm

1 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

- \* Unfurnished
- \* 1 Bed Ground Floor Flat
- \* Electric Heating
- \* UPVC Double Glazed Windows

## Situation

A one bedroomed ground floor flat comprising: Lounge, fitted kitchen to include cooker/ hob, fridge freezer & washer dryer, bedroom with built in wardrobe & bathroom, electric heating throughout, upvc double glazed windows throughout, allocated parking space, available unfurnished, Council Tax Band B.

## Accommodation

### 1. Entrance Hall (Ground Floor)

Entered via fire door, skimmed walls & ceiling, wall mounted electric heater, airing cupboard & additional storage cupboard, telephone intercom, smoke alarm as fitted.

### 2. Lounge (Ground Floor)

Spacious lounge, carpet as fitted, skimmed walls & ceiling, upvc french doors offering plenty of natural light, 2 wall mounted electric heaters.

### 3. Kitchen (Ground Floor)

Vinyl flooring as fitted, skimmed walls & ceiling, a range of light oak wall & base units, built in electric cooker & hob, fridge freezer, washer dryer, upvc double glazed window, ...

### 4. Bedroom (Ground Floor)

Double sized bedroom, carpet as fitted, skimmed walls & ceiling, built in wardrobe, wall mounted electric heater, upvc double glazed window, blind as fitted

- \* Popular location
- \* EPC Rating C

## 5. Bathroom (Ground Floor)

Vinyl flooring, skimmed walls, part tiled, skimmed ceiling, white suite comprising, bath, hand wash basin & toilet, upvc double glazed window, electric heater.

## 6. Restrictions

DSS APPLICANTS PETS OR SMOKERS ARE NOT ACCEPTABLE

All measurements are approximate.

## Further Information

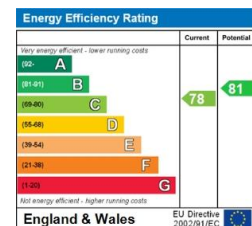
The deposit required is £795

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

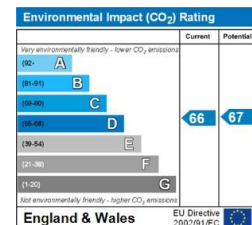
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## 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.



The environmental impact rating is a measure of a home's impact on the environment in terms of Creation Date: 05/05/2024

Property Ref: inst-4952

## 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