

# BRINSONS

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



## Ware Road

, Castle View, Caerphilly, CF83 1SX

# Rental £625 pcm

2 bedroom 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

- \* Part Furnished
- \* Popular Location
- \* 2 Bedrooms
- \* Double glazed windows

- \* Gas Fired Central Heating
- \* Garden to rear

#### Situation

A 2 bedroom mid-link property located on the popular castle view development. The property is available part-furnished and comprises lounge, kitchen and two bedrooms, master with walk in wardrobe. The property further benefits from gas central heating, off road parking and an enclosed garden to rear, NO PETS NO DSS.

#### Accommodation

##### 1. Lounge

3.65m ( 12'0") x 4.16m ( 13'8")

Carpet Flooring with skimmed walls and front facing window. Some living room furnishings are provided.

##### 2. Kitchen/Diner

3.65m ( 12'0") x 2.74m ( 9'0")

Vinyl flooring with skimmed walls and tile splash surround. Matching base and wall units with rear facing window. Integrated cooker along with other white goods included.

##### 3. Bedroom 1

2.97m ( 9'9") x 2.61m ( 8'7")

Carpet flooring with skimmed walls and front facing window. Opening leading to walk in wardrobe. Bedroom furnishings included.

##### 4. Bedroom 2

2.00m ( 6'7") x 3.65m ( 12'0")

Carpet flooring with skimmed walls and window facing the rear. Built in wardrobe and storage cupboard.

#### 5. Bathroom

1.67m ( 5'6") x 1.72m ( 5'8")

Vinyl Flooring with skimmed walls and tile splash surround. New matching bathroom suite with an over bath shower.

#### 6. Exterior

Two off-road parking bays to the front. Enclosed rear garden mainly laid to lawn and use of garden shed. Rear lane access.

#### 7. Special Conditions

Property comes Part-Furnished. No Smokers. No Pets. No DSS.

All measurements are approximate.

#### Further Information

The deposit required is £725

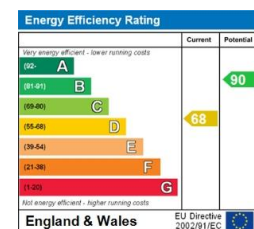
The landlord has requested to include No portable heating appliances are to be used other than oil filled electric radiators or fan assisted electric heaters., No cooking is to be carried out to any area other than the kitchen., The property is not to be left unattended for a period of 30 days or more.

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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) Rating

Creation Date: 26/04/2024

Property Ref: inst-3462

#### 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. 0630712