

# BRINSONS

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



## Cwrt Draw Llyn

, Woodland Rise, Caerphilly, CF83 1RZ

# Rental £1,200 pcm

3 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

- \* Furnished
- \* Popular Location
- \* Modern 3 Bed Semi
- \* Fitted Kitchen
- \* Off Road Parking
- \* En Suite to Master Bedroom

## Situation

Jeffrey Ross / Brinsons are delighted to bring to the market this superb rental opportunity that is new to the market - an unfurnished, semi-detached house that has been refurbished to a fantastic standard. The property comprises:- Entrance hall, cloakroom wc, spacious open plan lounge, kitchen/diner. Kitchen is fully fitted with integrated appliances to include gas hob, electric oven and grill, fridge/freezer, washing machine and dishwasher. To the first floor are three double bedrooms with the master having an ensuite-shower room and family bathroom. Well maintained enclosed rear garden accessed via French doors from the kitchen/diner. Gas central heating. Driveway parking. EPC RATING of C COUNCIL TAX BAND of D A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract..

## Accommodation

**1. Living Room (Ground Floor)**  
11.11m ( 36'6") x 14.01m ( 46'0")  
Laminate wood flooring.  
Skimmed walls & ceiling. UPVC  
Property Ref: inst-4992

## Private Rear Garden (Ground Floor)

Well maintained

**5. Master Bedroom (First Floor)**  
8.06m ( 26'6") x 9.07m ( 29'10")  
Carpet as fitted. Skimmed walls & ceiling. Built in cupboard etc. Radiator. UPVC double glazed window.

**6. En Suite (First Floor)**  
Carpet as fitted. Skimmed walls. Fully tiled shower cubicle. Hand wash basin. Toilet. Mirror. Power shower

**7. Bedroom 2 (First Floor)**  
8.07m ( 26'6") x 9.00m ( 29'7")  
Carpet as fitted. Skimmed walls & ceiling. Radiator. UPVC double glazed window. Wood shelving

**8. Bedroom 3 (First Floor)**  
6.00m ( 19'9") x 9.00m ( 29'7")  
Carpet as fitted. Skimmed walls & ceiling. Radiator. UPVC double glazed window

**9. Bathroom (First Floor)**  
5.07m ( 16'8") x 6.03m ( 19'10")  
Carpet as fitted. Skimmed walls & ceiling. Tiled splash back. Cream suite. Radiator. Mirror

## Special Conditions

Please note: The landlord does not accept DSS applicants, pets or smokers.

All measurements are approximate.

## Further Information

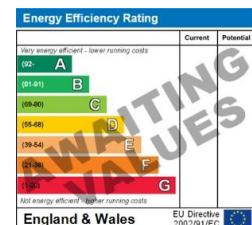
The deposit required is £1,300

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

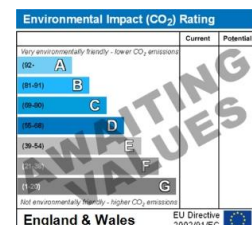
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## 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.



The environmental impact rating is a measure of a home's impact  
Creation Date: 28/04/2025

## 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