

BRINSONS

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



Marsh Court

, Aberbargoed, Bargoed, CF81 9BF

Rental £825 pcm

3 bedroom House available Now

Eastgate, Market Street, Caerphilly, CF83 1NX
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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

Situation

A well presented three bedroomed detached property comprising; Living Room, cloakroom, Kitchen/Dining room with French doors overlooking the garden to the rear, three bedrooms - en-suite facilities to the master bedroom, family bathroom, garden to the rear, available unfurnished. Newly fitted gas combination boiler. No Pets at this property. Council Tax band D

Accommodation

1. Entrance Hall

Skimmed walls and carpeted floor.

2. Living Room

Large open living room, skimmed walls and carpeted floor.

3. Kitchen/Diner

Large kitchen, diner. Modern kitchen design, window looks out on to garden, masses of storage with both base and wall mounted units. Sink, Oven and hob provided.

4. Bathroom

family bathroom located at the top of the stairs, window looks out on to the garden. Contains Bath with electric shower, basin and toilet. Tiled splash backs and skimmed painted wa...

5. Bedroom 1

Comfortable single bedroom with window looking out to the front of the property. Skimmed & painted walls, carpeted floor.

6. Bedroom 2

Master bedroom with built in wardrobe, window looks out to the front of the property. Skimmed & painted walls, carpeted flooring.

7. Ensuite

Ensuite to master bedroom, contains Shower, Basin and toilet. Tiled walls and floor.

8. Bedroom 3

Large double bedroom with window looking out on to the garden. Skimmed and painted walls and carpeted floor.

9. Garden

Small paved area, large grassed area and rockery to the back.

All measurements are approximate.

Further Information

The deposit required is £925

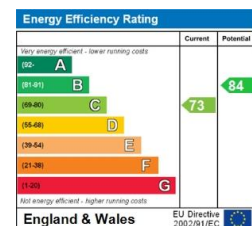
The landlord has requested to include No internal decoration within the first six months of the Tenancy, The tenant agrees to maintain the garden to the same standard as when the tenancy commenced, Smoking is not permitted at this property, Pets are not permitted at this property

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

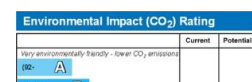
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

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.



Property Ref: inst-4622

Creation Date: 02/07/2025

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