

# BRINSONS

02920 867711 **Tel**  
02920 864028 **Fax**  
sales@brinsons.co.uk **Email**  
**Website**  
Eastgate, Market Street, Caerphilly, CF83 1NX **Address**



## Heol Uchaf

, Nelson, Treharris , CF46 6NT

## Rental £650 pcm

3 bedroom Detached Bungalow 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
- \* Detached bungalow
- \* 3 Bedrooms
- \* Front & rear gardens

## Situation

A fantastic opportunity to rent a spacious three double bedroom detached bungalow. The accommodation briefly comprises of a hallway, lounge/diner, brand new kitchen, three bedrooms, bathroom, front & rear gardens, driveway & garage. Well located for the village in close proximity to local schools to junior levels and a selection of shops. The property also has excellent access to the A470 link roads.

## Accommodation

### Bathroom

White suite comprising low level WC, wash hand basin and panelled bath. Fully tiled walls and vinyl flooring, Radiator.

### Bedroom One

Double glazed window to rear garden, Carpet, Radiator.

### Bedroom Three

Double glazed window to rear, Carpet, Radiator.

### Bedroom Two

Double glazed window to rear, Carpet, Radiator.

- \* Single Garage

## Entrance Porch

UPVC double glazed door, vinyl flooring.

## Front Garden

Driveway leading to garage, mature shrubs, laid to lawn.

## Garage

access via rear door from the kitchen, front electric powered garage door.

## Kitchen

Fitted with a range of wall and base units with contrasting work surfaces. Inset one and a half bowl sink unit. Integrated cooker. Plumbing for automatic washing machine. Electric ...

## Lounge

Double glazed window to front, Skimmed wall, newly fitted carpet. Two double radiators.

## Rear Garden

Access from kitchen door, Large rear garden, patio area, laid to lawn.

All measurements are approximate.

## Further Information

The deposit required is £750

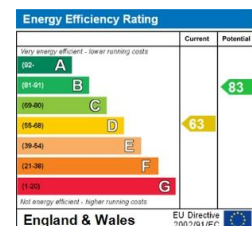
The landlord has requested to include No smoking, No access to attic, Fridge freezer and washing machine will not be maintained or replaced by the landlord.

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

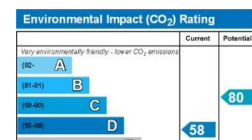
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## 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.



Creation Date: 11/05/2024

Property Ref: inst-3580

## 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