

**BRINSONS**

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



## St Christophers Drive

, Caerphilly, CF83 1DD

# Rental £650 pcm

3 bedroom House available Now

Eastgate, Market Street, Caerphilly, CF83 1NX  
sales@brinsons.co.uk

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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
- \* Popular St Martins Estate
- \* UPVC Double Glazed throughout

## Situation

Brinsons are pleased to offer for let this three bedroomed semi detached property located on the popular St Martins Estate and within a short distance to Caerphilly Town Centre, the accommodation comprises: entrance hall, living room, kitchen diner complete with cooker, hob, fridge & freezer, two double bedrooms and one further bedroom, all with built in wardrobes, bathroom complete with shower, gardens to the front & rear, driveway parking, detached single garage, available unfurnished.

## Accommodation

### 1: Entrance Hall (Ground Floor)

Carpet as fitted, skimmed walls, artex to the ceiling, UPVC front door, double radiator, room thermostat, understairs cupboard.

### 2: Living Room (Ground Floor)

Carpet as fitted, papered & painted walls, artex to the ceiling, radiator, gas fire, UPVC double glazed window, curtain pole as fitted.

### 3: Kitchen / Diner (Ground Floor)

Ceramic floor tiles to the kitchen area, laminate flooring to the dining area, papered & painted walls, tiled splashback, skimmed ceiling, cream wall & base units, breakfast bar, c...

### 4: Stairs & Landing (First Floor)

Carpet as fitted, skimmed walls, artex to the ceiling, UPVC double glazed window.

Property Ref: inst-3371

- \* Gardens to Front & Rear
- \* EPC Rating E

### 5: Bedroom 1 (Front) (First Floor)

Carpet as fitted, skimmed walls, artex to the ceiling, UPVC double glazed window, curtain pole as fitted, built in wardrobe, radiator.

### 6: Bedroom 2 (Front) (First Floor)

Carpet as fitted, skimmed walls, artex to the ceiling, UPVC double glazed window, curtain pole as fitted, built in wardrobe, single bed, radiator.

### 7: Bedroom 3 (First Floor)

Carpet as fitted, skimmed walls, artex to the ceiling, UPVC double glazed window, curtain pole as fitted, built in wardrobe, radiator.

### 8: Bathroom (First Floor)

Ceramic floor tiles as fitted, tiled walls, skimmed ceiling, white bathroom suite, electric shower, storage unit, heated towel rail, mirror.

### 9: Gardens

Lawned to the front, paved to the rear, driveway parking leading to a detached single garage.

### 9a: Special Conditions

Please note: Pets or smokers are not accepted on this property.

All measurements are approximate.

## Further Information

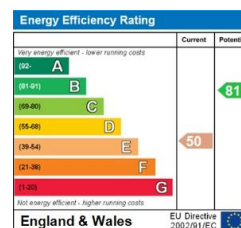
The deposit required is £850

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

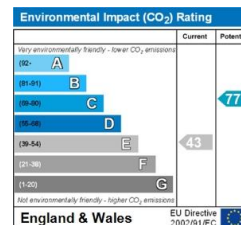
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## 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: 04/07/2025

## 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