

# BRINSONS

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



## Heol Y Dolau

, Pencoed, Bridgend, CF35 5LQ

## Rental £750 pcm

4 bedroom House available Now

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

# 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

- \* Unfurnished
- \* Modern 4 Bed Town House
- \* Provides Generous Accommodation

## Situation

Brinsons are pleased to offer for let this four bedroom, modern townhouse situated in the Bocam Park development surrounded by similar style properties. It is within perfect commuting distance to Bridgend, Cardiff and the M4 corridor, whilst also within close proximity to all local amenities including shops and supermarkets. The accommodation briefly comprises; entrance hall, kitchen, living room and large garden room to rear on the ground floor, with three bedrooms, two doubles and a single, to the first floor as well as a family bathroom, and master suite to the second floor of bedroom, large fitted wardrobes and en-suite shower room. The property is offered unfurnished and is immediately available. Unfortunately the landlord will not accept DSS, smokers or pets. The administration fee will be £200 per single applicant and £250 two plus. The deposit, held with a deposit protection scheme, will be one months rent plus £100.

## Accommodation

### 1. Kitchen (Ground Floor)

Modern fitted kitchen comprising pine wall and base units, electric fan oven, gas four ring hob and overhead chrome extractor hood, dishwasher and washing machine. Skimmed walls and...

### 2. Living/Dining Room (Ground Floor)

Skimmed walls, wooden laminate  
 Property Ref: inst-3393

- \* Master bedroom with ensuite

### 5. Bedroom 3 (First Floor)

Skimmed walls and wooden flooring

### 6. Bedroom 4 (First Floor)

Skimmed walls and fitted carpet

### 7. Bathroom (First Floor)

Modern white three piece suite of panelled bath with overhead shower, low level WC and pedestal wash hand basin. UPVC double glazed window and tiled splashbacks.

### 8. Master Suite Bedroom 1 (Second Floor)

Built into the eaves with Velux windows out to sky view. Skimmed walls. Fitted carpet. Communicating door into;

### 9. Master Suite Bathroom (Second Floor)

Suite of corner quadrant cubicle with chrome shower and fitting, pedestal wash hand basin and low level WC. Tiled floor with matching splashbacks.

### 9a. Detached Garage

Aluminium up and over door with parking for two cars.

### 9b. Garden

Flat and private rear garden, mainly laid to crushed gravel. Perfect spot for BBQ's.

All measurements are approximate.

## Further Information

The deposit required is £850

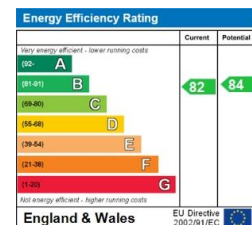
The landlord has requested to include No Smoking, No DSS, No Pets

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

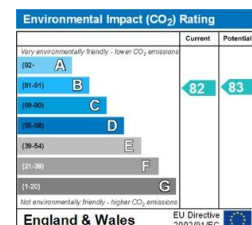
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## 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: 09/07/2025

## 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