

# BRINSONS

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



## Rhos Helyg

, Mornington Meadows, Caerphilly, CF83 3QD

### Rental £550 pcm

2 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
- \* Two bedroom end terrace property
- \* Close to local amenities
- \* Brand new 'Exclusive' Situation

A two bedroom end terrace property, briefly comprises; entrance hall, living room and kitchen/breakfast room to the ground floor, with two bedrooms and family bathroom to the first floor. Added benefits include a combination boiler, UPVC double glazing throughout and a modern fitted kitchen. At the front a private driveway is situated leading to the front door, whilst set back from the road, it has been landscaped throughout. To the rear is a flat garden, mainly laid to lawn, with an area of patio. The property benefits from side access.

## Accommodation

### 1. Entrance Hall (Ground Floor)

Entered via UPVC front door with obscure vision glazed panelling. Skimmed walls and ceiling. Tiled flooring. Stairs leading to first floor. Radiator. Door leading into;

### 2. Living Room (Ground Floor)

UPVC double glazed window to front and side. Skimmed walls and coved ceiling. Laminate flooring. Radiator. Door leading into;

### 3. Kitchen/Breakfast Room (Ground Floor)

Modern wood effect kitchen comprising; range of wall and base units, contrasting worktops, space for gas cooker and hob, including overhead extractor fan, space for a range of util...

### 4. Landing (First Floor)

Fitted carpet. Skimmed walls and Property Ref: inst-3519

- \* UPVC Double Glazed throughout
- \* Private driveway with access to rear garden

### 5. Bedroom 1 (First Floor)

UPVC double glazed window to front. Skimmed walls. Textured finish ceiling. Wood effect laminate flooring. Fitted wardrobes with mirrored sliding door, fitted wardrobe housing 'Exc...

### 5. Bedroom 2 (First Floor)

UPVC double glazed window to rear. Skimmed walls and textured finish ceiling. Wood effect laminate flooring. Radiator.

### 6. Bathroom (First Floor)

Modern white three piece suite comprising; panelled bath with 'Triton' overhead electric shower, low level WC and pedestal wash hand basin. UPVC double glazed obscure window to rea...

### 7. Outside

Front Set back from the road, private with a tarmac driveway, leading up to the front door. A parcel of gravel separates the front from the pavement. Rear Good sized flat rear ...

All measurements are approximate.

## Further Information

The deposit required is £750

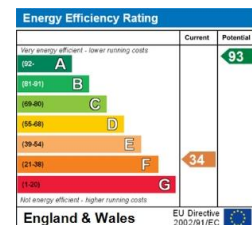
The landlord has requested to include No Smoking, No Pets, No DSS

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

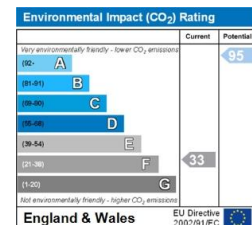
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## 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: 20/04/2024

## 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