

# BRINSONS

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



## Heol Trecastell

, Caerphilly , CF83 1AF

# Rental £1,150 pcm

3 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
- \* 3 Bedroom Semi Detached
- \* Off Road Parking
- \* Close to local amenities

#### Situation

Brinsons are delighted to offer this three bedroom semi-detached house close to Caerphilly town centre. Located in a popular area with easy access to Schools, Shops, Bars and Restaurants. To the ground floor comprising Entrance porch, Hallway, Lounge, Kitchen/Diner and Utility Room. To the first floor there are three bedrooms a bathroom and separate W.C. To the rear there is an easy accessible flat garden mainly laid to lawn with outbuildings. The property is a short walk away from the local train station and bus routes with easy commuting links to Cardiff and surrounding areas. Council Tax Band: C

#### Accommodation

##### Bathroom

1.88 x 1.76 (6'2" x 5'9") - Bath with shower over. Basin.

##### Bedroom 1

3.14 x 2.92 (10'3" x 9'6") - Carpeted. Fitted mirrored wardrobe. Ceiling light. Power points. Radiator.

##### Bedroom 2

2.76 x 3.30 (9'0" x 10'9") - Carpeted. Power points. Ceiling light. Window. Radiator.

##### Bedroom 3

2.85 x 1.73 (9'4" x 5'8") - Fitted wardrobes. Carpet. Power point. Radiator. Ceiling light.

- \* Good Transport Links

#### Entrance Hall

##### Front Garden

Mostly laid to lawn, with hedge border over low brick wall to street. Off street parking for one car.

##### Kitchen Diner

3.75 x 5.19 max (12'3" x 17'0" max) - A range of wall and base units. Laminate flooring. Ceiling lights. Power points. Windows to front and rear.

##### Living Room

3.66 x 4.03 (12'0" x 13'2") - Grey carpet. Power point. Ceiling light. Fireplace. Window to rear. Radiator.

##### Porch

2.27 x 0.92 (7'5" x 3'0") - Glazed front porch, housing gas meter. Tiled floor. Ceiling light.

##### Rear Garden

A collection of concrete outbuildings. Mostly laid to lawn with mature bushes surrounding lawned area. Terraced patio area next to house and side gate to street.

##### Utility Room

2.59 x 2.17 (8'5" x 7'1") - Plumbing for washing machine. Shelving. Window to rear. Power point. Stainless steel sink and drainer. Boiler. Door to rear.

##### Wc

All measurements are approximate.

#### Further Information

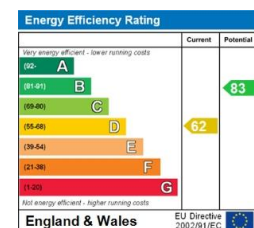
The deposit required is £1,250

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

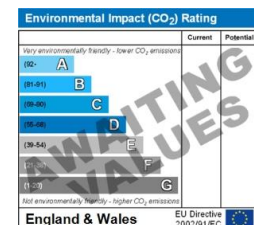
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

#### 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 (CO<sub>2</sub>) 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 carbon dioxide (CO<sub>2</sub>) emissions. Creation Date: 20/05/2024

Property Ref: inst-4955

#### 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