

BRINSONS

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



Heol Erw Y Rhos

, Pontypandy, Caerphilly, CF83 3QX

Rental £585 pcm

2 bedroom House available Now

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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
- * 2 Bedroomed Semi Detached
- * Lounge
- * Kitchen/Diner

Situation

Located on the popular estate of Pontypandy. Walking distance to local amenities. Good road links to Cardiff & Newport. The property consists of:- entrance hall, cloakroom, lounge, kitchen/diner, two bedrooms, bathroom, front & rear garden. Driveway to the side. Available end of May.

Accommodation

1. Entrance Hall (Ground Floor)

Entered via UPVC double glazed door to entrance hall, tiled floor as fitted, skimmed walls & ceiling, radiator. Door to cloakroom:-

2. Cloakroom (Ground Floor)

Obscure double glazed window to the side, low level WC, pedestal wash hand basin, tiled splash back, radiator

3. Lounge (Ground Floor)

3.81m (12'6") x 4.57m (15'0")
Double glazed curved window to the front, laminate flooring as fitted, stairs to first floor, radiator, door to kitchen:-

4. Kitchen/Diner (Ground Floor)

2.46m (8'1") x 4.57m (15'0")
Double glazed window to the rear, UPVC double glazed Patio doors giving access to the rear garden. Vinyl floor as fitted, range of base and wall units, wall mounted boiler, integra...

- * Off Road Parking
- * Gas Fired Central Heating
- * UPVC Double Glazed throughout

5. Bedroom 1 (First Floor)

2.92m (9'7") x 3.47m (11'5")
New carpet as fitted, skimmed walls one with feature wall paper, two double glazed windows to the front, fitted wardrobe, 1 walk in cupboard, radiator.

6. Bedroom 2 (First Floor)

2.51m (8'3") x 2.59m (8'6")
New carpets as fitted, double glazed window to rear with fitted blind, radiator.

7. Bathroom (First Floor)

1.70m (5'7") x 1.90m (6'3")
Obscure double glazed window to the rear, bath with tap powered shower, pedestal wash hand basin, low level W.C, vinyl floor as fitted, tiled walls, heated towel rail

8. Outside

Front: Lawned area, paved path to front entrance Rear: Enclosed low maintenance rear garden, fenced boundaries, side gate access to driveway, paved patio, cobbled stone area.

Special Conditions

Please not the Landlord does not accept DSS applicants, Pets or Smokers

All measurements are approximate.

Further Information

The deposit required is £685

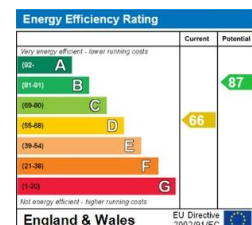
The landlord has requested to include Tenants are responsible for maintaining the front and back gardens., The attic is not included in the tenancy.

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

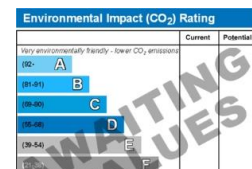
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

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.



Property Ref: inst-3467

Creation Date: 13/07/2025

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