

# BRINSONS

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



## St Catherines Court

, Senghenydd, CF83 4FW

### Rental £425 pcm

1 bedroom Flat / Apartment 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
- \* Close to local amenities
- \* Spacious accommodation

- \* Modern fitted kitchen

## Situation

Recently refurbished, spacious one bedroom, first floor apartment located in the fully refurbished block of only 8 units in the former old Conservative Club. Accommodation briefly comprises; communal hall, entrance hall, kitchen/living area, bedroom and bathroom. Viewings highly recommended.

## Accommodation

### 1. Entrance (First Floor)

Entered via a wooden front door. Fitted carpet. Skimmed ceiling. Radiator.

### 2. Lounge (First Floor)

Two UPVC double glazed windows to rear. Fitted carpet. Skimmed walls. Skimmed ceiling. Two radiators.

### 3. Kitchen (First Floor)

7.69m ( 25'3") x 3.63m ( 11'11")  
 Kitchen comprising; range of wall and base units, electric oven and hob with inset extractor above, boiler. Vinyl flooring. Tiled and skimmed walls. Skimmed ceiling.

### 4. Bedroom (First Floor)

4.36m ( 14'4") x 3.55m ( 11'8")  
 UPVC double glazed window to rear with curtains and curtain rail to remain. Fitted carpet. Skimmed walls. Skimmed ceiling. Radiator.

- \* Bathroom with shower
- \* Gas Fired Central Heating

## 5. Bathroom (First Floor)

Comprising; panelled bath with integrated shower. Low level WC, pedestal wash hand basin. Fitted carpet. Skimmed and tiled walls. Skimmed ceiling. Radiator.

## 6. Special Conditions

No DSS Applicants, No Pets, No Smokers

## 7. Statement Of Condition

All measurements are approximate.

## Further Information

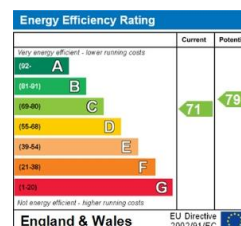
The deposit required is £525

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

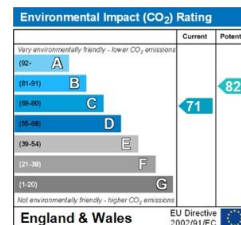
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## 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

Property Ref: inst-3473

## 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