

# BRINSONS

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



## Gwaun Hyfryd

, Mornington Meadows, Caerphilly, CF83 3BR

# Rental £500 pcm

2 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
- \* Popular Residential Location
- \* 2 Double Bedrooms
- \* Gas fired central Situation

A spacious 2 double bedroom first floor flat located in a convenient quiet location with lawned garden area. Combi gas fired central heating, fitted kitchen, the property has solar panels fitted, Convenient quiet location. Available unfurnished

## Accommodation

### 2. Living Room (First Floor)

Carpet as fitted, papered & painted walls, UPVC double glazed window, blind as fitted, radiator

### 3. Kitchen (First Floor)

Ceramic floor tiles as fitted, tiled & skimmed walls, UPVC double glazed window, blind as fitted, a range of white wall & base units, cooker & hob, extractor hood

### 4. Bedroom 1 (First Floor)

Double sized bedroom, carpet as fitted, papered walls, UPVC double glazed window, blind as fitted, radiator

### 5. Bedroom 2 (First Floor)

Double sized bedroom, carpet as fitted, papered & painted walls, UPVC double glazed window, blind as fitted, built in cupboard, radiator

- \* EPC Rating - D
- \* Garden to rear

## 6. Bathroom (First Floor)

Ceramic floor tiles as fitted, tiled walls, UPVC double glazed window, blind as fitted, white suite to include shower.

## 1. Stairs & Landing

Entered via UPVC front door, carpet as fitted, papered & painted walls, UPVC double glazed window, blind as fitted, radiator

## 7. Gardens

Lawned garden to rear

## 8. Restrictions

DSS APPLICANTS, PETS OR SMOKERS ARE NOT ACCEPTED ON THIS PROPERTY

All measurements are approximate.

## Further Information

The deposit required is £600

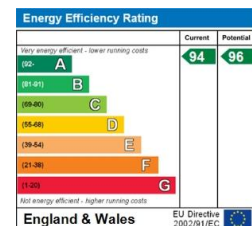
The landlord has requested to include It is the tenants responsibility to check at regular intervals that the batteries to the smoke alarms & the carbon monoxide alarms are present & working

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

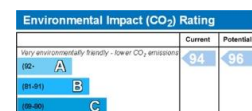
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## 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-3662

Creation Date: 26/04/2024

## 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