

# BRINSONS

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## Hillview Apartments

, Glen View Terrace, Llanbradach, Caerphilly, CF83 3TE

# Rental £650 pcm

2 bedroom Flat / Apartment available Now

Eastgate, Market Street, Caerphilly, CF83 1NX  
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## 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

## Situation

Available to let, a fantastic one bedroom second floor apartment with open plan living room / kitchen, double bedroom, shower bathroom. Previously the Sion Baptist chapel in Llanbradach, this architect designed conversion takes full advantage of views to the surrounding hills and skillfully blends modern style living into this historic stone-fronted building. Further benefits include attractive outside communal gardens and on-site parking with provision for electric car charging (one allocated space per flat). Convenient location gives easy access onto the A469 for travel to Caerphilly, Cardiff and beyond via M4. Available 23rd September for £650pcm unfurnished. Council tax band A.

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £750

The landlord has requested to include 1) Tenants or their guests must not smoke or vape anywhere inside the building, nor in any communal areas outside, including the car park and garden seating areas. 2) No naked flames, including candles, tea lights, scent burners, or barbecues, are allowed anywhere inside the building, or within 3 metres of the outside walls. 3) Tenants are entitled to park one car on site in their allotted parking space. Vehicles parked on site must be no more than 5 metres in length or 2 metres in width. 4) By signing this agreement tenants consent to being recorded by security cameras in any communal areas including the car park, bin store, and communal hallways. 5) Either party shall have the right to terminate this agreement by giving the other party not less than two months advance written notice. This notice can only expire after the first six months of the tenancy. a)give notice in month 4, and leave in month 6.

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

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  
 Creation Date: 23/04/2024

Property Ref: inst-4265

## 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