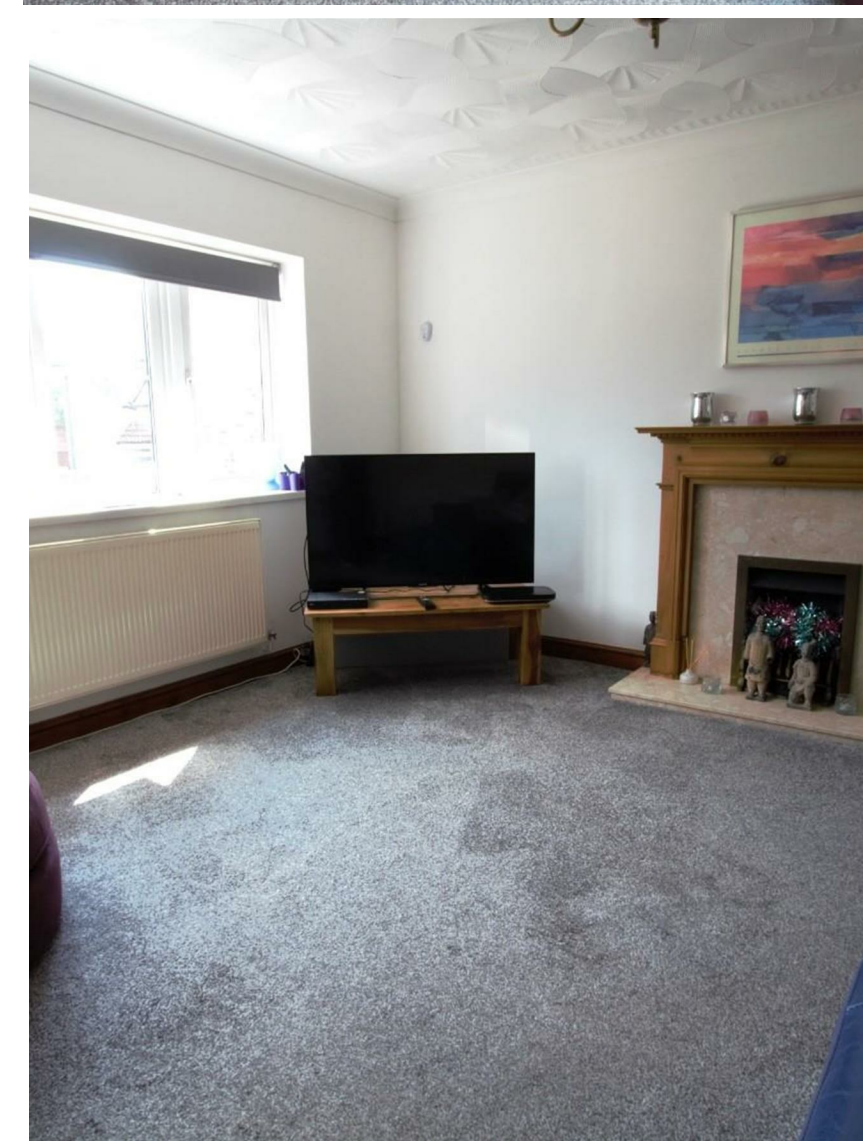


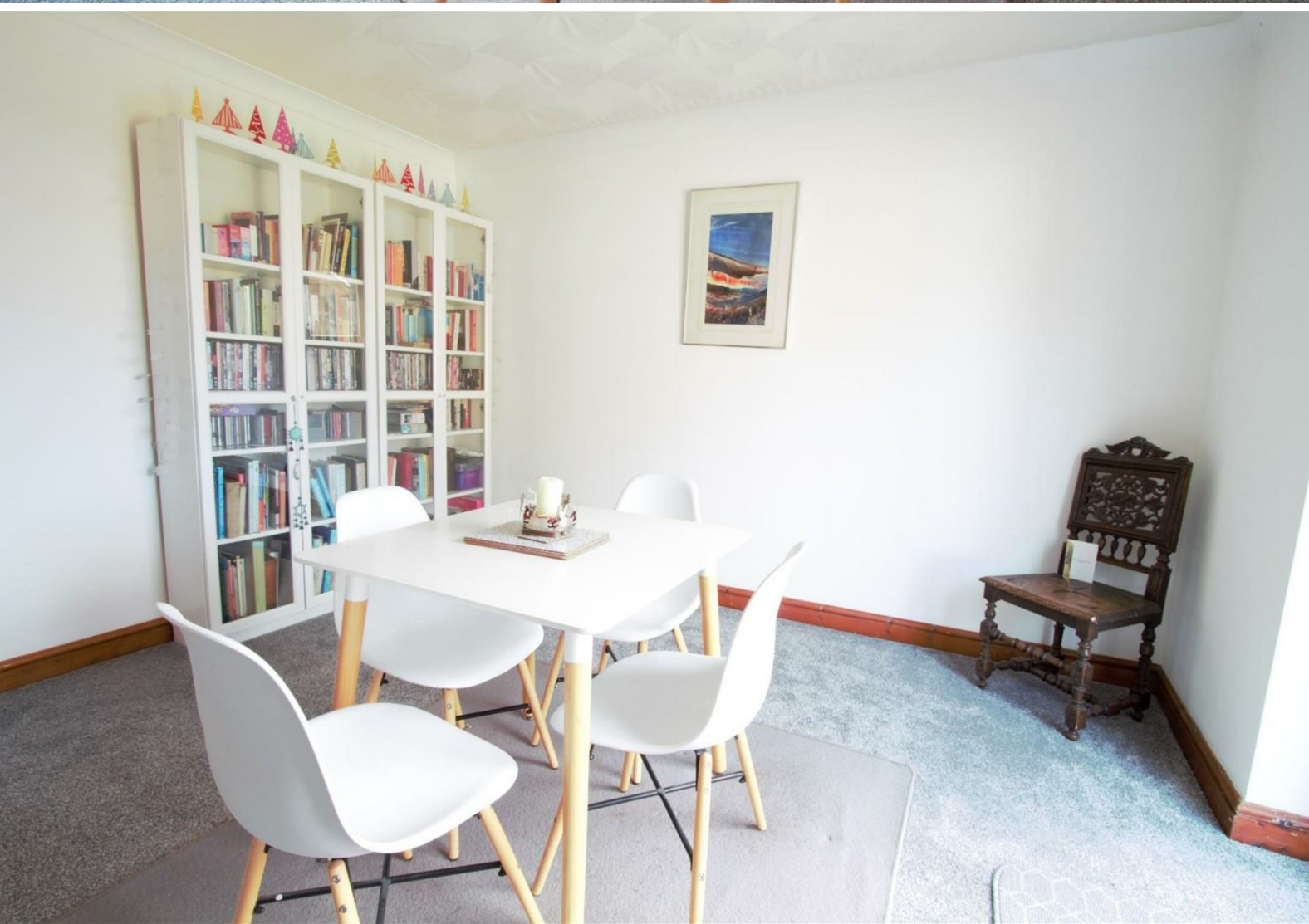
CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



CAE LLWYNDU
NELSON





CAE LLWYNDU , CF46 6HX - £1,200 PER MONTH

 4 Bedroom(s)  0 Bathroom(s) 2034.40 sq ft

We're delighted to present this spacious four-bedroom detached home located in Nelson!

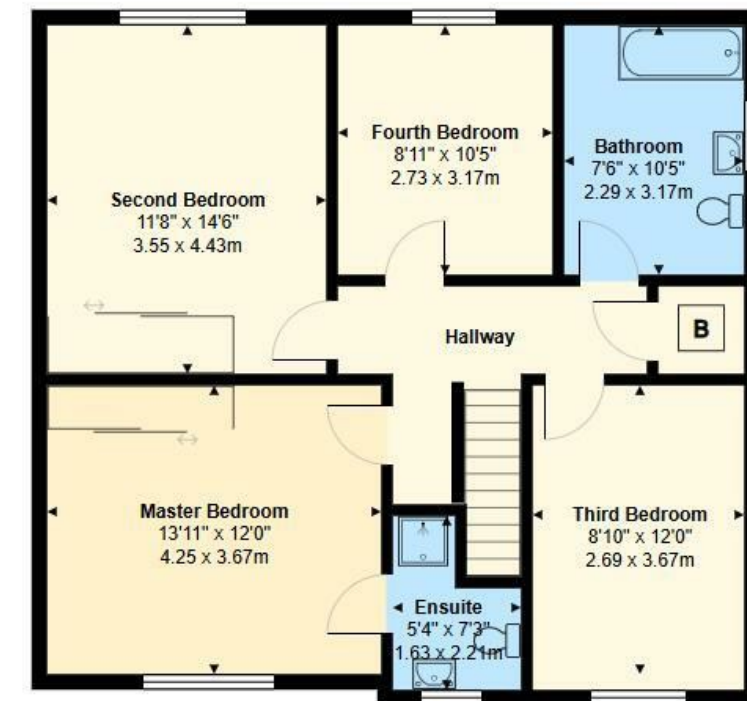
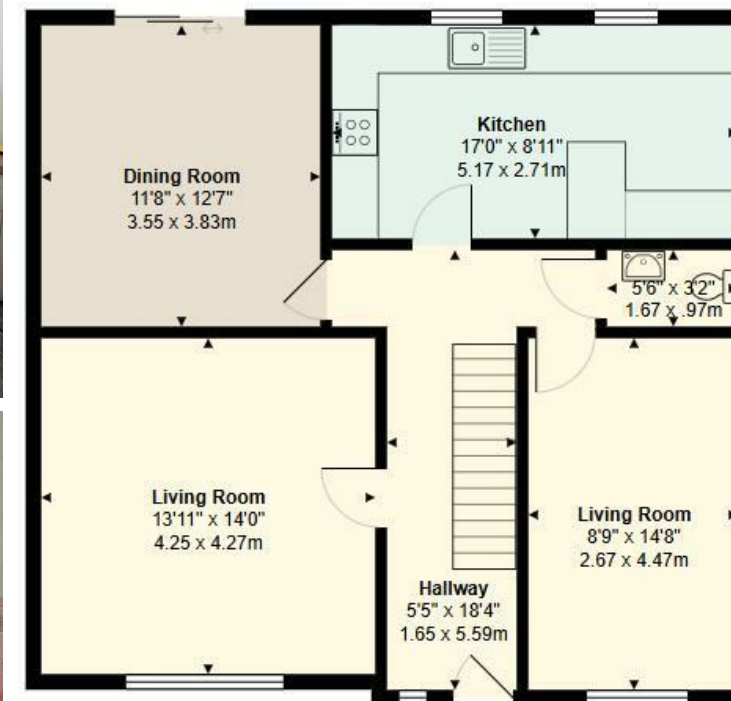
The ground floor features an inviting entrance hallway, a generous living room, a separate dining room, a well-appointed kitchen, a dedicated playroom, and a convenient downstairs WC. Upstairs, the property boasts four well-proportioned bedrooms, including one with an en-suite, along with a modern family bathroom. Please note to meet affordability for this property, you will need to earn in excess of £32,400. EPC Rating: C, Council Tax Band: C. The property is offered on an unfurnished basis. Managed By Brinsons.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



PROPERTY SPECIALIST

Mrs Laura Geach
laura@jeffreyyross.co.uk



Total Area: 1595 ft² ... 148.1 m²
All measurements are approximate and for display purposes only



Cae Llwyndu, Nelson



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC