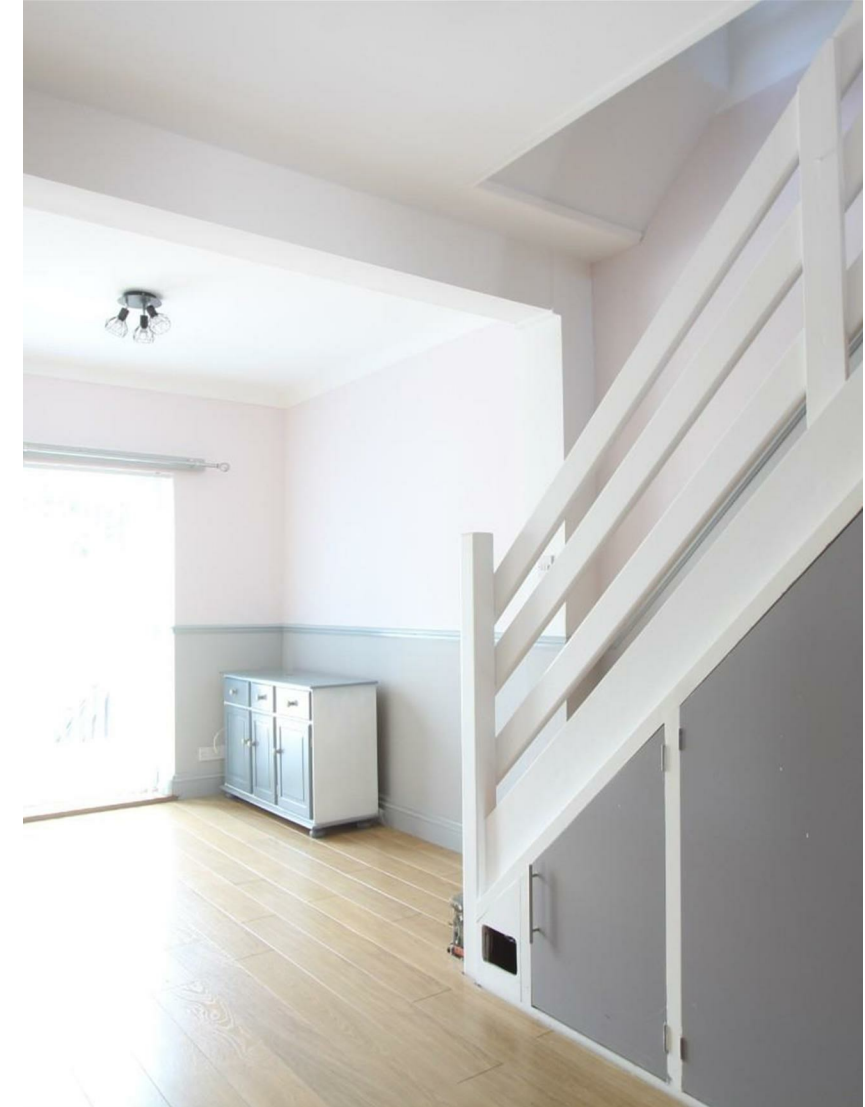


CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



GARDEN STREET
CAERPHILLY





GARDEN STREET

LLANBRADACH, CF83 3LZ - £825 PCM



2 Bedroom(s)

1 Bathroom(s)

sq ft

Charming 2-Bedroom Home – Garden Street, Llanbradach – Available Now!

Deceptively spacious and full of character, this 2-bedroom home on Garden Street is available immediately and offers far more than meets the eye.

Enter through the modern kitchen, with a separate living room to the rear that opens onto a small, low-maintenance patio—ideal for relaxing. The property also boasts a large garage, soon to be fitted with an electric door, offering excellent storage or workshop potential.

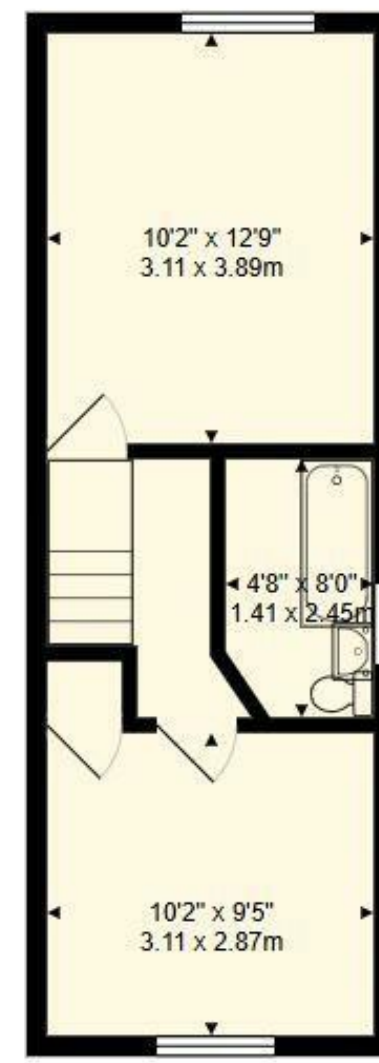
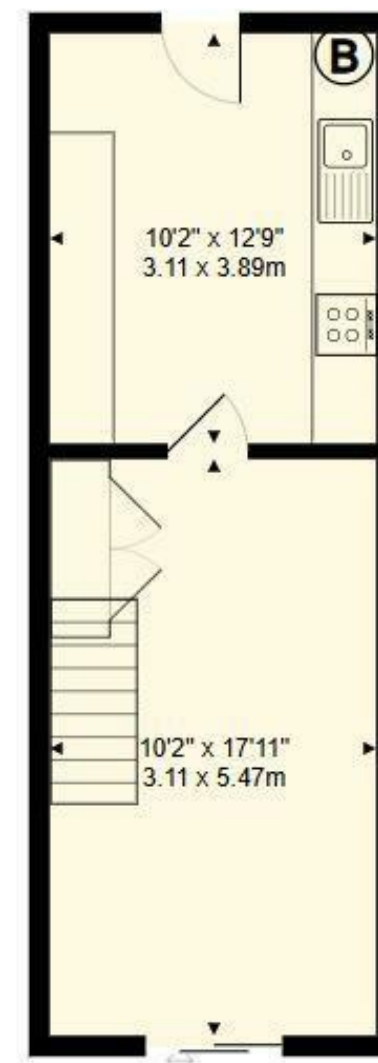
Upstairs features two well-proportioned bedrooms and a family bathroom. A true 'Tardis' of a home—compact from the outside, but surprisingly roomy inside. Managed By Landlord. EPC Rating: D. Council Tax Band: A.

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.

PROPERTY SPECIALIST

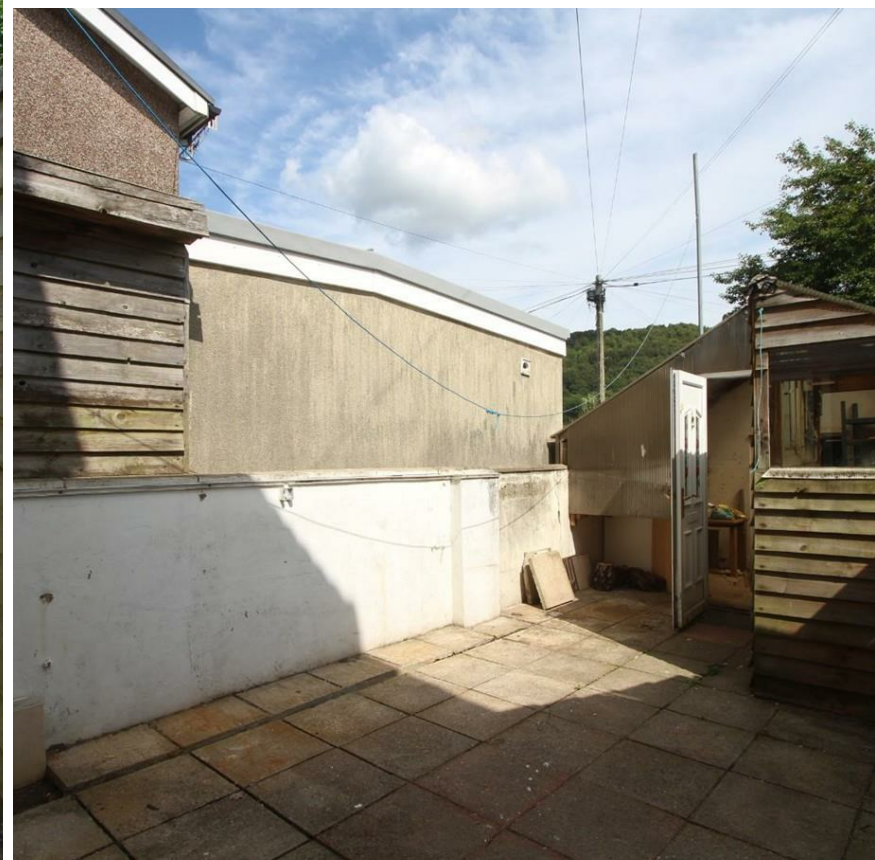
Megan Cannon
megan.cannon@brinsons.co.uk
02920 867711
Lettings Negotiator





Total Area: 637 ft² ... 59.2 m²

All measurements are approximate and for display purposes only



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