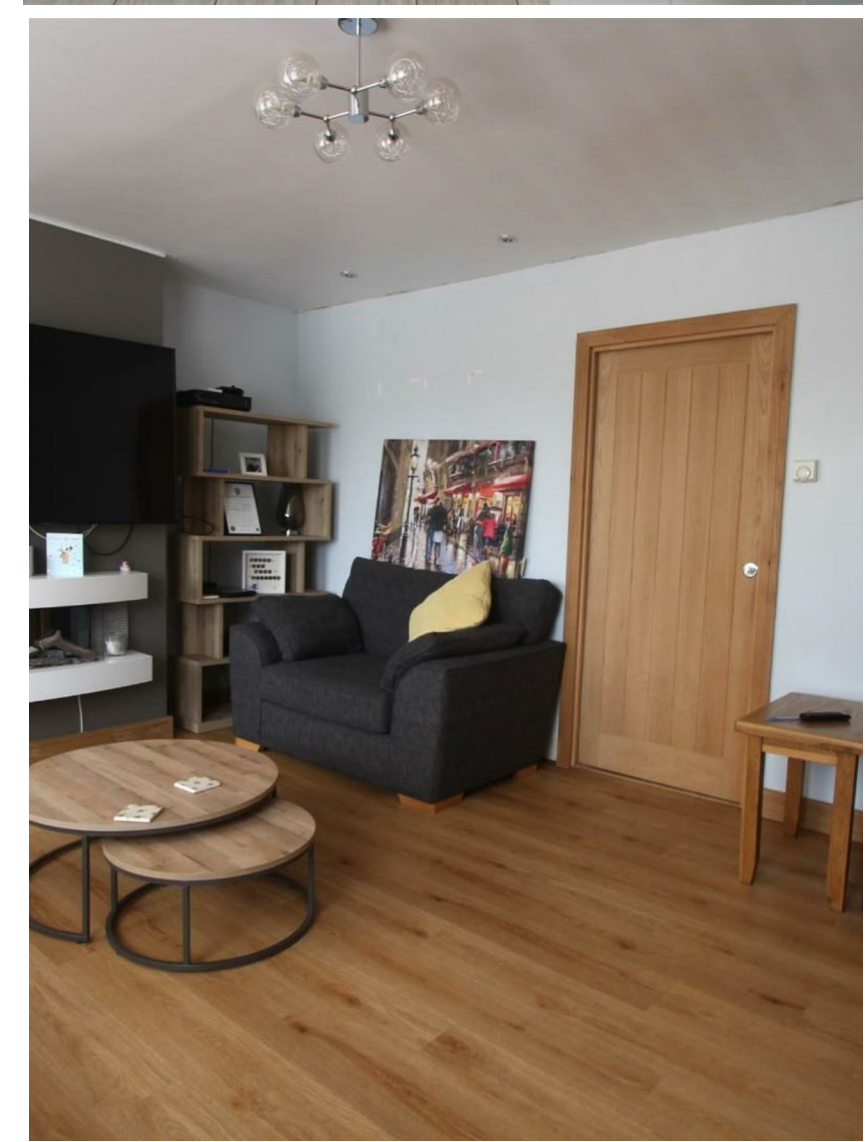
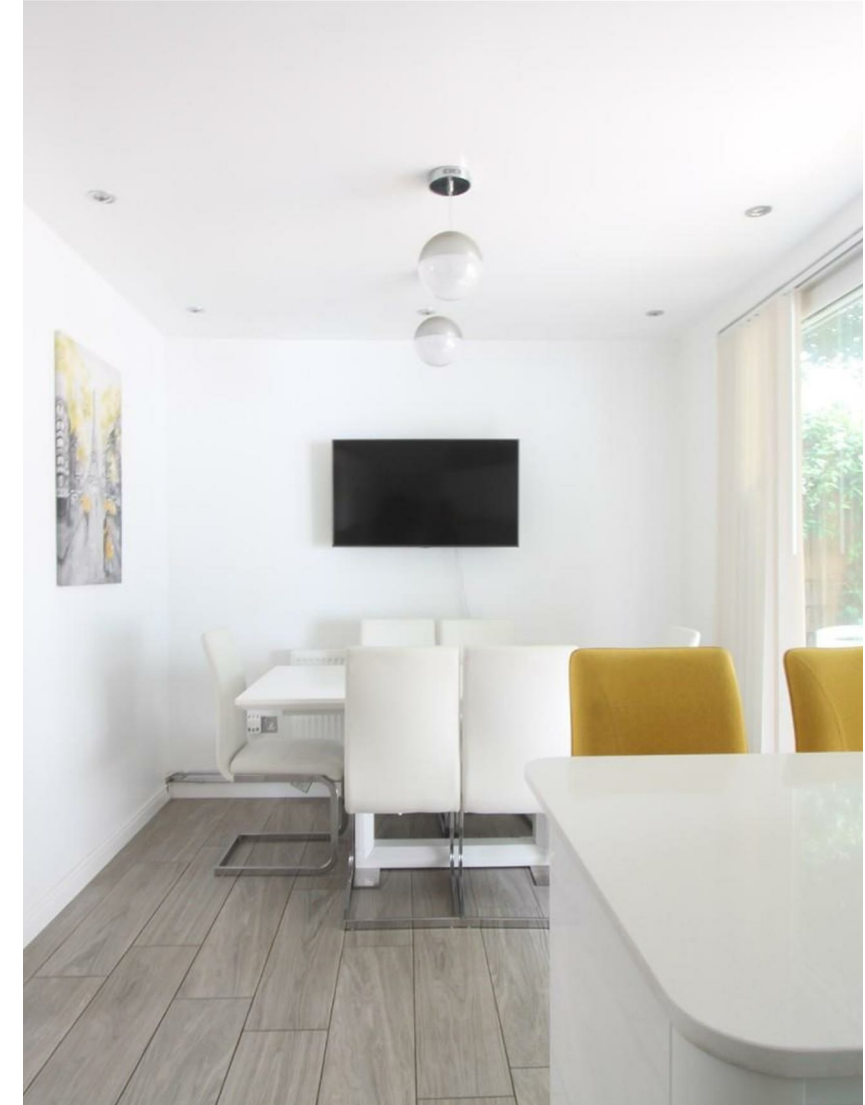


CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



GELLI DAWEL
CAERPHILLY





GELLI DAWEL , CF83 2QT - £1,200 PCM

 3 Bedroom(s)  1 Bathroom(s) sq ft

Well-Presented 3-Bedroom Home in a Quiet Cul-de-Sac – Gelli Dawel, Caerphilly

Located in a quiet cul-de-sac within the popular Gelli Dawel development, this 3-bedroom property offers well-planned accommodation with additional space and practical features throughout.

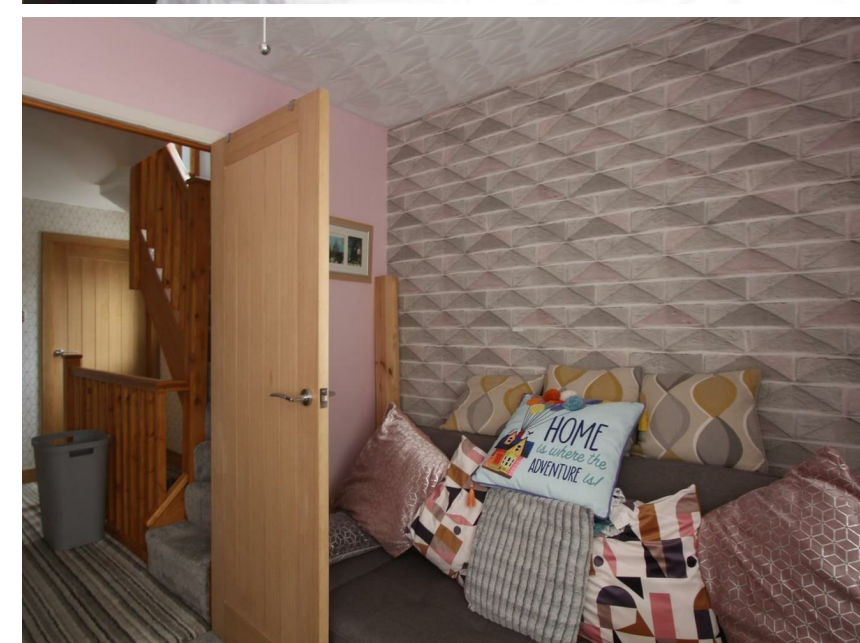
The ground floor includes a spacious living room, a separate kitchen/diner, and a useful utility area. Upstairs, there are three bedrooms – two doubles and a single – along with a modern family bathroom. An additional loft room provides versatile space suitable for a home office, study, or secondary lounge.

Outside, the property benefits from a large rear garden, part decked and part lawned, along with a garage/shed offering excellent storage options. A driveway to the front provides parking for two vehicles. Please note to meet affordability for this property, you will need to earn in excess of £36,000. EPC Rating: D, Council Tax Band: C. 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

Abigail Bright
abigail.bright@brinsons.co.uk
Lettings Negotiator





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	