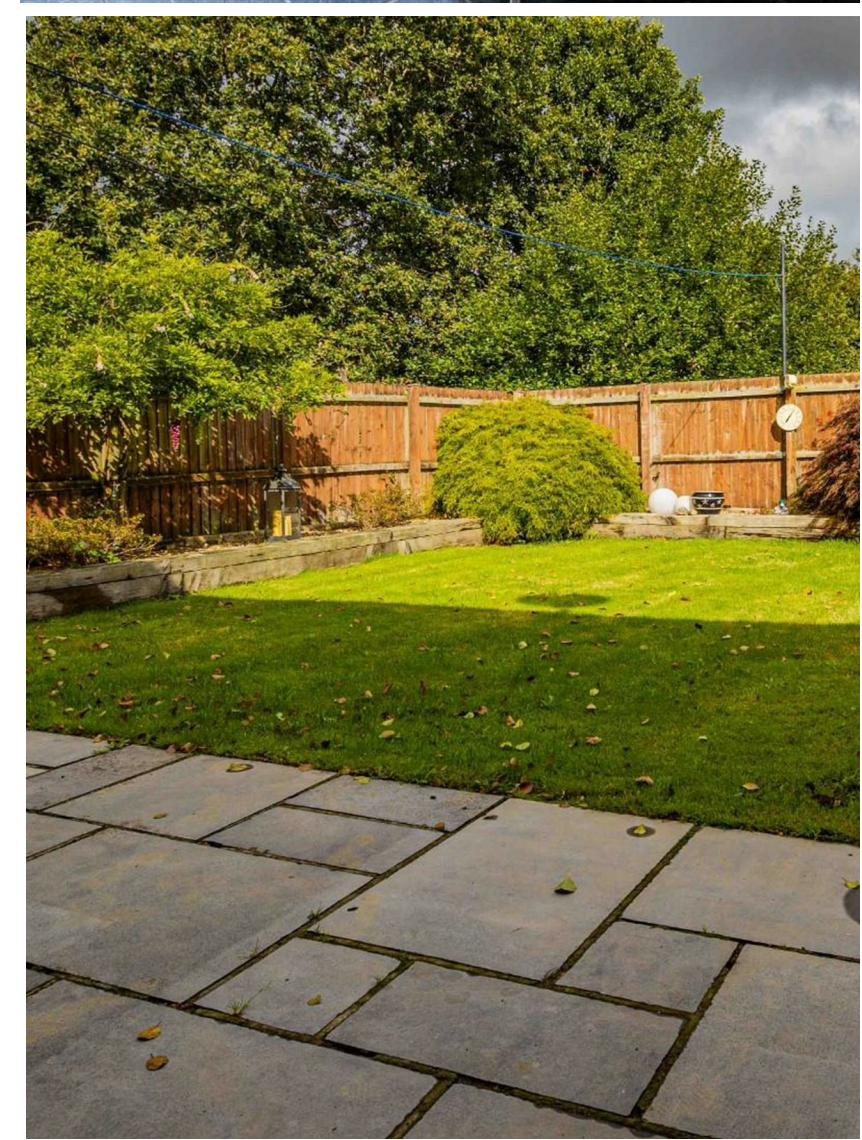


CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



CAERPHILLY





## LLYS Y FEDWEN , CF83 3QJ - £1,200 PER MONTH



3 Bedroom(s)

1 Bathroom(s)

1054.87 sq ft

Stunning Three Bedroom House - Llys Y Fedwen!

Brinsons are pleased to offer this immaculate, three bedroom home! The property comprises of an entrance hallway, large living room, kitchen/diner with pantry and WC to the ground floor. The first floor offers two double bedrooms, one single bedroom and a shower room. The the master including built in wardrobes, bed side tables and drawers. Additionally the property has a lovely garden, with size access and a driveway for one car. Managed By Brinsons.

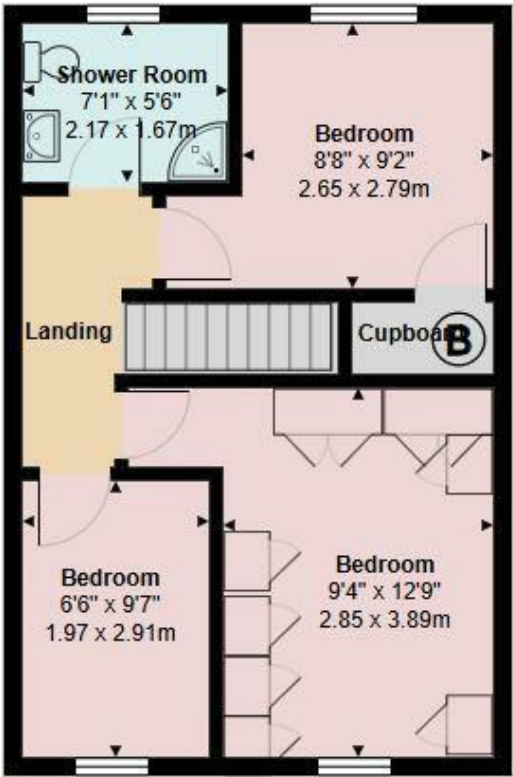
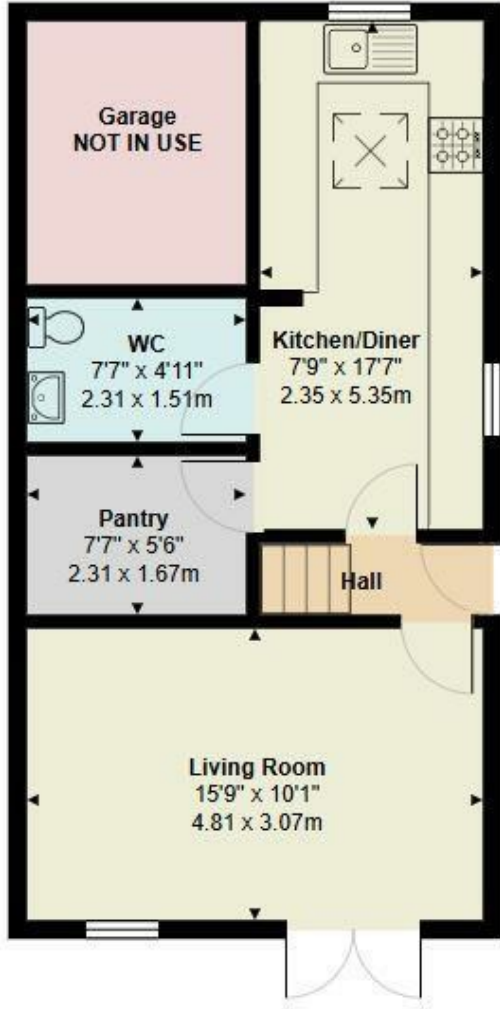
EPC Rating: C.  
Council Tax Band: C.

**\*\*Please note, the garage is not included\*\***

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 / Brinsons 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



Total Area: 904 ft<sup>2</sup> - 84.0 m<sup>2</sup>  
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		86
(69-80) C	72	
(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	