



Edwards & Co
property sales & lettings

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Ffordd Erw
Caerphilly
Gwent
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£1,000 Monthly



- ****AVAILABLE 08th AUGUST****
- Large lounge with French Doors leading onto paved terrace
- Two excellent sized bedrooms
- Modern stylish kitchen
- Family bathroom
- Generous rear garden with fantastic views
- Great location with excellent links to the A470 and M4
- Off road parking for 2/3 vehicles
- Presented to a high standard throughout



Ref: PRA53479

Viewing Instructions: Strictly By Appointment Only

General Description

****AVAILABLE 08TH AUGUST**** Modern 2 bedroom mid terrace home to let. 2 excellent size bedrooms, stylish kitchen, generous rear garden with fantastic views, great location with excellent links to the A470 and M4. Early viewing's recommended. RENT: £1000 PER CALENDAR MONTH, HOLDING FEE PAYABLE UPON SUCCESSFUL APPLICATION: £230.77 (EQUIVALENT OF ONE WEEK'S RENT, RETURNABLE AGAINST FIRST MONTH'S RENT UPON SUCCESSFUL COMPLETION OF REFERENCING) COUNCIL TAX BAND: C. SECURITY DEPOSIT: £1100. EPC RATING: C.

Agents Opinion

This is a well located and well looked after 2 bedroom house with parking and a sunny garden, great for entertaining. Please note that the photos depicted are from before the property was rented.

Front garden and entrance

Tarmacadam driveway for approx. 2/3 cars, lawn, stepping stones, outside cold water tap, electric and gas meter boxes, paved pathway to uPVC double glazed front door with tiled overhang, leading to entrance hallway.



Entrance Hallway

Single light pendant, painted walls, radiator, laminate floor, staircase to first floor, panelled door ground floor wc, opening to kitchen.



Ground Floor w/c

Single light pendant, two piece white suite comprising low level wc, wash hand basin with tiled splash back, uPVC double glazed window in obscure glass, painted walls, radiator, laminate floor.



Kitchen (8' 7.54" x 6' 2.41") or (2.63m x 1.89m)

UPVC double glazed window to front, painted and tiled walls, wall mounted Baxi condenser central heating boiler, range of wall, base and drawer units in cream, black roll top work surface, inset stainless steel sink with chrome mixer tap and drainer, built in Hygena electric oven with 4ring gas hob, space for fridge/freezer, space for washing machine, vinyl tiled floor.



Lounge/Dining area (12' 3.64" Max x 13' 6.2" Max) or (3.75m Max x 4.12m Max)

Painted walls and feature papered wall, uPVC double glazed French doors to rear, uPVC double glazed window to rear, 2 double radiators, carpet, under stairs storage cupboard, central heating controls.



First Floor Landing

Papered walls and painted walls, oft access, radiator, carpet, airing cupboard with shelf and water tank, panelled doors to all first floor rooms.



Bedroom 1 (10' 2.44" Max x 10' 4.8" Max) or (3.11m Max x 3.17m Max)

Painted walls and feature papered wall, uPVC double glazed window to front, radiator, carpet, storage cupboard.



Bedroom 2 (10' 9.92" Max x 6' 8.71" Max) or (3.30m Max x 2.05m Max)

Painted walls and feature papered walls, uPVC double glazed window to rear, radiator, carpet.



Family Bathroom (6' 2.41" x 6' 5.17") or (1.89m x 1.96m)

Painted walls and part tiled walls with decorative border tile, uPVC double glazed window to rear, three piece white suite comprising panelled bath with chrome mixer tap and Triton electric shower over, low level wc, pedestal wash hand basin with chrome taps, extractor fan, radiator, laminate floor.



Rear Garden

Paved terrace, fence panels and hedging, grass with stepping stones, decked terrace, further area of garden which needs cultivating.

Services

Mains electricity, mains water, mains drainage, mains gas.

EPC Rating:69

Tenure

We are informed that the tenure is

Council Tax

Band C



Property Floorplan Image Property Floorplan Image

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.