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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Rhodfa'r Rhyddwen*

CAERPHILLY



Comments by Abigail Bright



**Property Specialist**  
**Abigail Bright**  
Lettings Negotiator

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Comments by the Homeowner





# Rhodfa'r Rhyddwen

Caerphilly, Caerphilly, CF83 2WB

PCM

£1,500 PCM



4 Bedroom(s)



3 Bathroom(s)



sq ft



Contact our  
**Brinsons Caerphilly Branch**  
029 20867711

Brinsons are delighted to present this immaculate four-bedroom home located in the sought-after De-Clare Gardens, Redrow estate in Hendredenny. The property features a modern kitchen/diner, a spacious lounge, a ground floor WC, four double bedrooms, an ensuite to the master bedroom, and two main bathrooms. Externally, the home benefits from a driveway providing parking for two cars and a private garden. Managed By Brinsons. EPC Rating: B. Council Tax Band: E.

Please note, in order to meet the affordability for this property you will need to be earning in excess of £57,600 per year.

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.



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| 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<br>2002/91/EC  |

