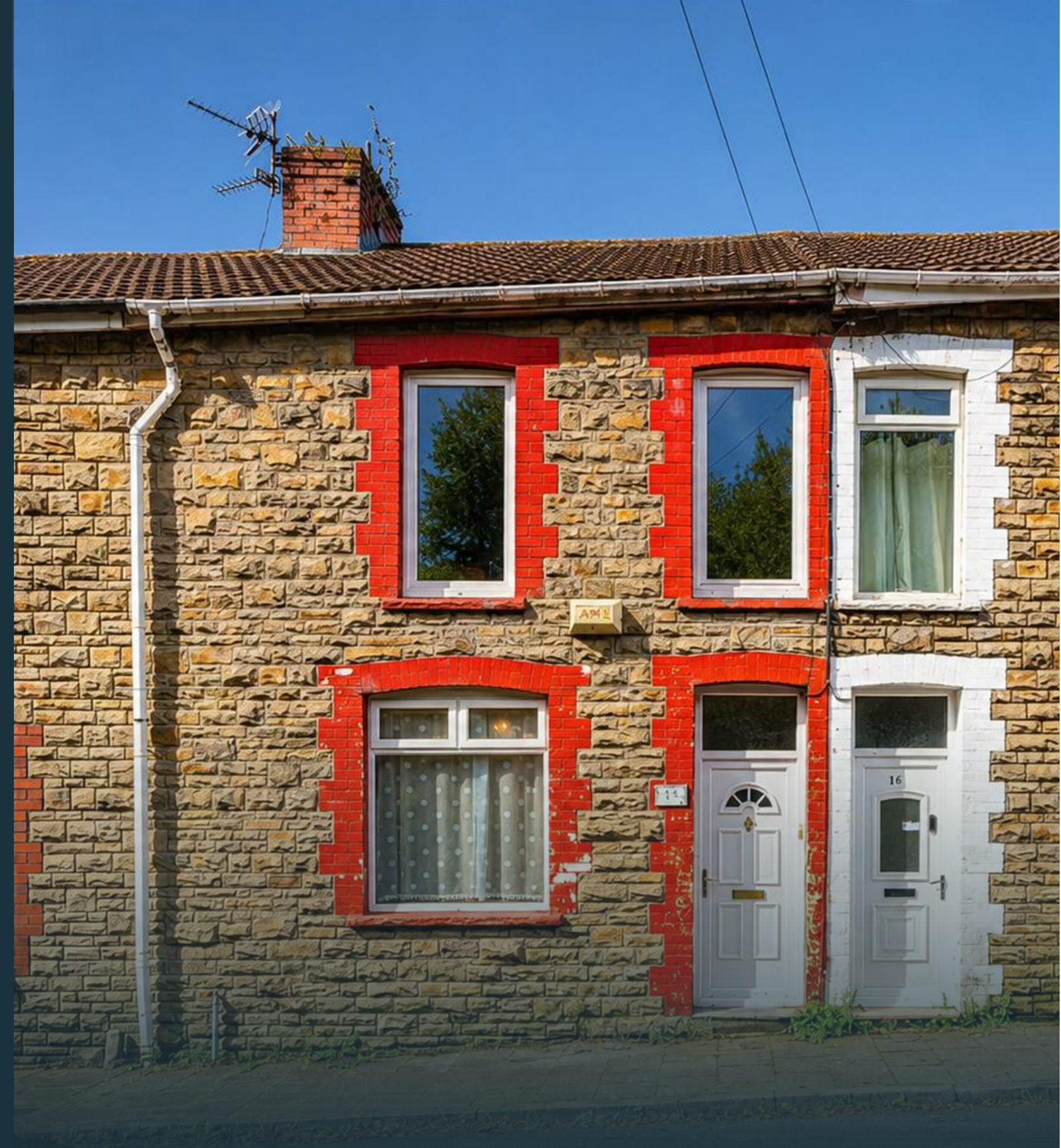


CAERPHILLY'S HOME FOR  
STYLISH SALES  
& LETTINGS

BRINSONS



VAN TERRACE  
RUDRY









## VAN TERRACE

, CF83 3EE - £950 PCM



2 Bedroom(s)

0 Bathroom(s)

1044.11 sq ft

Spacious Two Bedroom Terrace House, Van Terrace!

This well-presented two-bedroom house offers generous space throughout, featuring two living rooms, a separate kitchen, and two double bedrooms, along with a family bathroom located upstairs. Outside, you'll find a large garden and a garage providing additional storage. Additionally, on street parking is available. EPC Rating of D. Council Tax Band of C.

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.



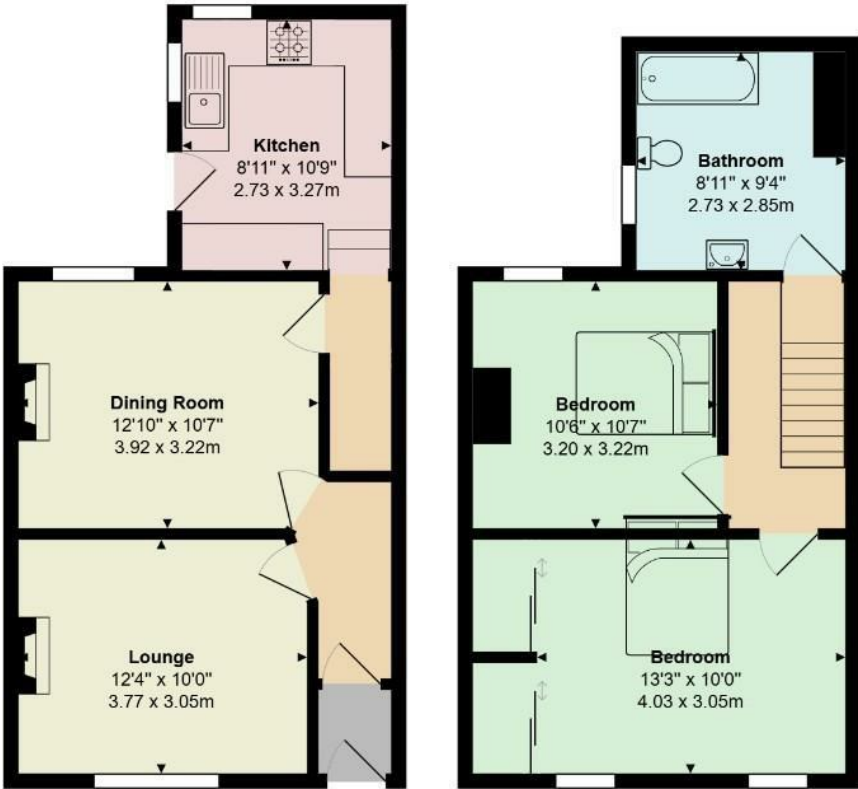
PROPERTY SPECIALIST

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





Van Terrace, Caerphilly



Total Area: 862 ft² ... 80.1 m²  
All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               | 85        |
| (81-91) B                                   |                                                                                                               |           |
| (69-80) C                                   |                                                                                                               |           |
| (55-68) D                                   | 62                                                                                                            |           |
| (39-54) E                                   |                                                                                                               |           |
| (21-38) F                                   |                                                                                                               |           |
| (1-20) G                                    |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |