



15 Bryn Yr Ysgol

£745 pcm

Two bedroom, semi detached property in popular area of Caerphilly. Comprising of lounge/diner, fitted kitchen, fitted bathroom, two bedrooms, enclosed rear garden and off road parking.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | Great view from garden |

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Council Tax Band: C (Caerphilly CBC)
Deposit: £745
Holding Deposit: £171.92

Entrance hall

w: 1.07m x l: 1.04m (w: 3' 6" x l: 3' 5")
UPVC front door, painted walls, carpet

Lounge/diner

w: 3.6m x l: 5.78m (w: 11' 10" x l: 19')
Artex ceiling , painted walls, double glazed window to front, carpet, two radiators

Kitchen

w: 3.55m x l: 2.11m (w: 11' 8" x l: 6' 11")
Textured ceiling, tiled walls, double glazed window and door to rear garden, selection of fitted wall and floor units

Bedroom 1

w: 3.63m x l: 2.59m (w: 11' 11" x l: 8' 6")
Textured ceiling, painted walls, double glazed window to front, carpet, radiator

Bathroom

w: 1.73m x l: 1.94m (w: 5' 8" x l: 6' 4")
Textured ceiling, part tiled walls, double glazed window to side, tiled floor, radiator, pedestal sink, WC, bath with electric shower above.

Bedroom 2

w: 2.97m x l: 3.34m (w: 9' 9" x l: 10' 11")
Textured ceiling, painted walls, double glazed window to rear, carpet, radiator, built in wardrobes

Garden

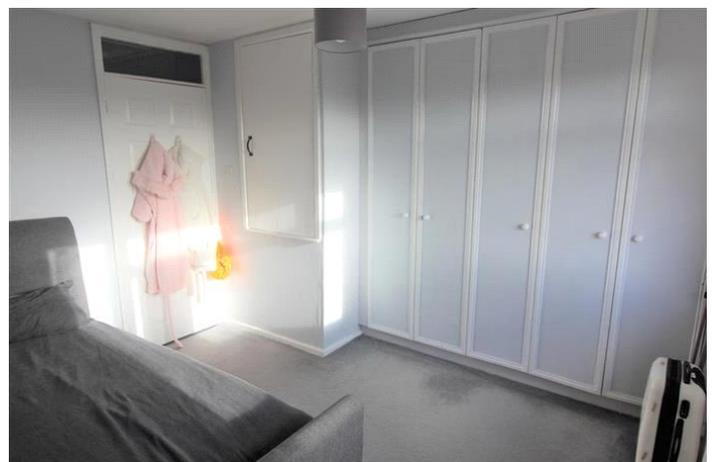
Areas of wooden decking and lawn with lovely views

Please note

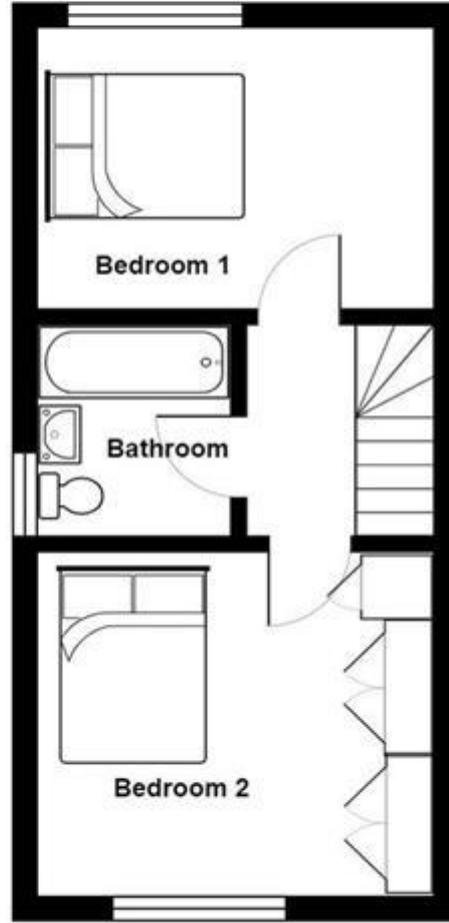
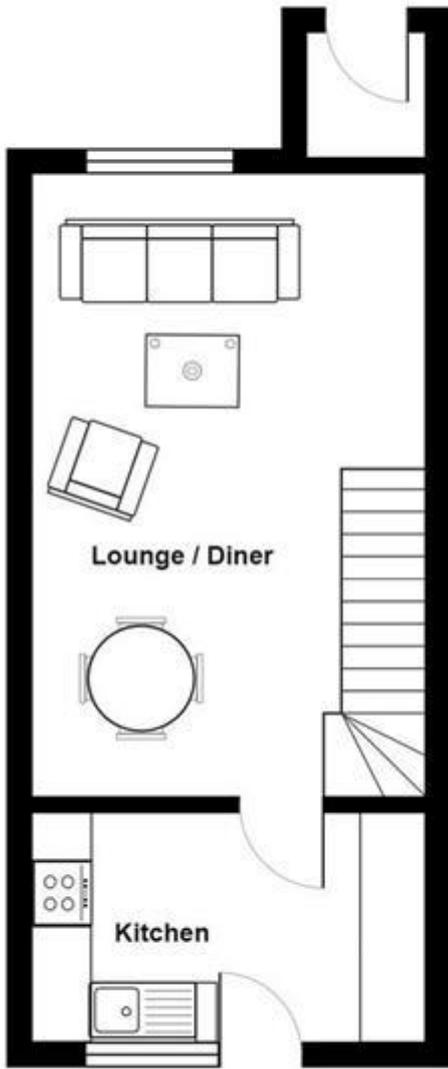
No pets, no smokers, must be full time employed.

Holding fee of one weeks rent
The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement or fail to take reasonable steps to enter a tenancy agreement.
On completion of a tenancy agreement the holding deposit amount will be deducted from the first months rent payment.
Bond £745.00

COUNCIL TAX BAND = C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.