



## High Street

, Nelson, Treharris , CF46 6EU

# Rental £825 pcm

2 bedroom Terraced House available 29 July 2024

Eastgate, Market Street, Caerphilly, CF83 1NX  
sales@brinsons.co.uk

## 02920 867711

### Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30  
Wed 09.00 - 17.30; Thurs 09.00 - 17.30  
Fri 09.00 - 17.30; Sat 09.00 - 16.00; Sun Closed

\* Furnished

### Situation

Two bedroom terrace stone fronted house, conveniently located within the heart of Nelson town. Just a short walk to the main bus station and approximately 1.5 miles from the A470 Cardiff to Merthyr trunk road. The accommodation briefly comprises large open living area, bathroom and gallery style kitchen to the ground floor while the 2 double bedrooms to the first floor. There is also a garage to the rear garden. Available Mid - End July.

### Accommodation

All measurements are approximate.

### Further Information

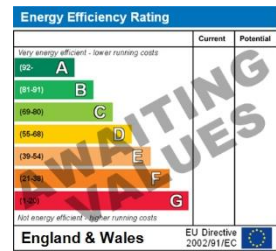
The deposit required is £925

The landlord is willing to rent this home to Employed, Self Employed, Student, Retired, Company

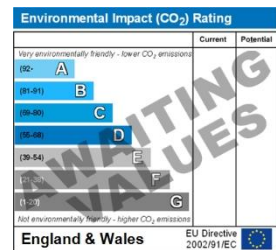
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



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.



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.

Property Ref: inst-4973

Creation Date: 24/07/2024

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Brinsons Residential Lettings & Management, 2024. Brinsons Residential Lettings & Management Registered in England and Wales No. 06030712