

# Chris Davies Estate Agents

[www.chris-davies.co.uk](http://www.chris-davies.co.uk)



## Cwrt Y Cadno

, Llantwit Major, Vale of Glamorgan, Wales, CF61 2SB

# Rental £875 pcm

2 bedroom House available Now

29 Fontygary Road, Rhoose, Vale of Glamorgan, CF62 3DS  
[info@chrisdavieslettings.co.uk](mailto:info@chrisdavieslettings.co.uk)

# 01446 711900

### 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

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- \* Unfurnished
- \* Double Glazed
- \* Allocated Parking

- \* Two Bedrooms
- \* Gas Central Heating

- \* Cul De Sac Location
- \* Close To Train Station

## Situation

Two Bedroom Modern Property tucked away in a quiet cul de sac location. The property comprises spacious living room, modern kitchen/diner, two bedrooms and a white bathroom/WC/shower. Outside there is a front garden, enclosed rear garden and adjacent two car drive to the property. EPC C74; Council Tax Band C; Holding Deposit Required of £201. Interested parties must have a combined household income of £26250 to be considered for referencing.

## Accommodation

### Bathroom

2.48m ( 8'2") x 1.37m ( 4'6")

### Bedroom One

3.06m ( 10'1") x 2.79m ( 9'2")

### Bedroom Two

3.06m ( 10'1") x 2.18m ( 7'2")

### Kitchen Dining Room

3.58m ( 11'9") x 2.76m ( 9'1")

Integrated oven, hob and hood.

## Landing

### Lounge

4.72m ( 15'6") x 3.06m ( 10'1")

Re-carpeted (2024)

All measurements are approximate.

## Further Information

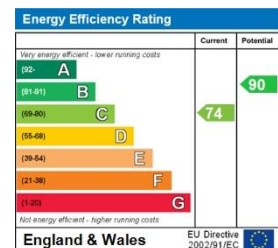
The deposit required is £1,125

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Council

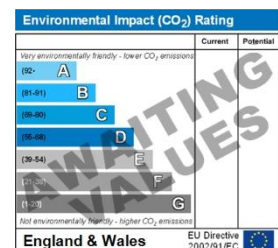
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 36 Months

## 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-1728

Creation Date: 04/08/2025

## 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 © Chris Davies Estate Agents Ltd, 2025. Chris Davies Estate Agents Ltd Registered in England and Wales No. 04513097