

Chris Davies Estate Agents

www.chris-davies.co.uk



Meadowcroft

, Rhoose, Vale of Glamorgan, Wales, CF62 3FQ

Rental £895 pcm

1 bedroom House available 01 July 2024

29 Fontygary Road, Rhoose, Vale of Glamorgan, CF62 3DS
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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
- * Close To Train Station
- * Driveway Parking

- * One Bedroom
- * Double Glazed

- * Enclosed Garden
- * Electric Heating

Situation

ONE BEDROOM HOUSE - An unfurnished property with porch, living room, great size kitchen/dining room, a galleried double bedroom with fitted wardrobe and a modern shower room/WC. There is a drive to the front and a good size low maintenance rear garden. Rhoose railway station and the shops are a very short walk away. EPC D64; Council Tax Band B. Holding deposit £206 .Interested parties must have a combined household income of £26,850 to be considered for referencing.

Accommodation

Bedroom

3.43m (11'4") x 2.44m (8'1")

Driveway

FIRST FLOOR

GROUND FLOOR

Kitchen Dining Room

4.34m (14'3") x 3.12m (10'3")

Living Room

4.34m (14'3") x 3.65m (12'0")

OUTSIDE

Porch

Rear Garden

7.92m (26'0") x 4.57m (15'0")

Shower Room and WC

1.85m (6'1") x 1.68m (5'7")

All measurements are approximate.

Further Information

The deposit required is £1,145

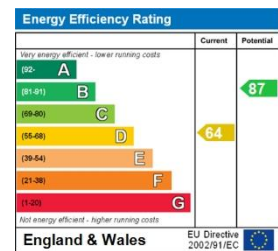
The landlord has requested to include Cooker is for tenants use , landlord not responsible for repair or replacement ., No pets , Tenant is responsible to make good areas if a stair lift is fitted and also for it to be removed .

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

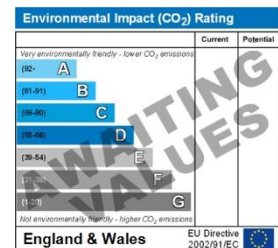
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 24 Months

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 Creation Date: 01/07/2024

Property Ref: inst-1641

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, 2024. Chris Davies Estate Agents Ltd Registered in England and Wales No. 04513097