

# Chris Davies Estate Agents

www.chris-davies.co.uk



## Heol Ger Y Felin

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

# Rental £925 pcm

2 bedroom House available Now

29 Fontygary Road, Rhoose, Vale of Glamorgan, CF62 3DS  
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

- \* Unfurnished
- \* Allocated Parking
- \* Cul De Sac Location

- \* Two Bedrooms
- \* Gas Central Heating

- \* Enclosed Garden
- \* Double Glazed

## Situation

UNFURNISHED AND REFURBISHED 2 bedroom house with 2 parking spaces to the front. Accommodation comprises a Living Room, Kitchen/Diner, 2024 Bathroom/WC/Shower and 2 Bedrooms. Enclosed private garden to the rear. Gas CH and uPVC DG. Council Tax Band C. EPC D63. Holding Deposit £213. Interested parties must have a combined household income of £27,750 to be considered for referencing.

## Accommodation

### Bathroom/WC

2.46m (8'1") x 1.29m (4'3")

A beautifully refitted 2024 suite in white and comprising a WC, pedestal basin and bath with newly fitted electric shower over and glass screen. 2024 vinyl flooring, chrome heated ...

### Bedroom One

3.58m (11'9") x 2.79m (9'2")

With a 2024 carpeted flooring, rear uPVC window and radiator.

### Bedroom Two

3.58m (11'9") x 2.21m (7'4")

With a 2024 carpeted flooring, front uPVC window and radiator.

## FIRST FLOOR

## Front Garden and Two Parking Spaces

Laid to a small lawn and with the remainder for two vehicles.

## GROUND FLOOR

### Kitchen/Dining Room

3.58m (11'9") x 2.74m (9'0")

A modern kitchen with an excellent range of Shaker style units, modern tops and 1.5 bowl sink unit with mixer tap over. 2024 vinyl flooring, Rear uPVC window and 2024 French uPVC d...

### Landing

With a 2024 carpet and panelled doors leading to the two bedrooms and bathroom. Loft hatch.

### Living Room

4.72m (15'6") x 3.58m (11'9")

Accessed via a uPVC door, this is a great size room with 2024 uPVC front windows, panelled door to the kitchen and a 2024 carpeted staircase leading to the first floor. Laminate fl...

## OUTSIDE

### Rear Garden

Initially with a patio and the remainder laid to a lawn. The garden is fully enclosed by well maintained fencing (some new in 2024) and provides great privacy.

All measurements are approximate.

## Further Information

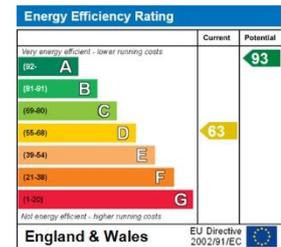
The deposit required is £1,175

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

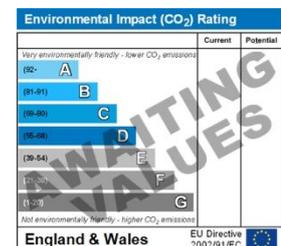
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## 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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## IMPORTANT INFORMATION