

Chris Davies Estate Agents

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Ceri Road

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

Rental £950 pcm

2 bedroom House available Now

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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
- * Enclosed Garden

- * Two Bedrooms
- * Gas Central Heating

- * Close To Train Station
- * Driveway Parking

Situation

UNFURNISHED 2 BEDROOM MODERN HOUSE WITH GREAT GARDENS AND DRIVEWAY PARKING - Comprising a porch, living room, modern kitchen with oven, hob and hood, 2 bedrooms - both with storage - plus a modern white bathroom with shower. There is gas central heating and uPVC double glazing. The rail station is a few minute's walk as are the Village amenities and park/field. Council Tax Band C. EPC C74 , Holding deposit £218 . Interested parties must have a combined household income of £28,500 to be considered for referencing.

Accommodation

Bathroom WC and Shower

2.18m (7'2") x 1.45m (4'10")

With a white suite comprising WC, basin and bath with a shower and screen over. Chrome ladder style towel rail, vinyl flooring and ceramic tiled walls and splash-backs. Extractor.

Bedroom One

3.27m (10'9") x 2.51m (8'3")

A double bedroom with laminated flooring, front uPVC window and radiator. Mirror fronted wardrobes run along the width of one wall.

Bedroom Two

3.83m (12'7") x 2.26m (7'5")

A good size carpeted bedroom with rear uPVC window and radiator. Large walk in storage cupboard.

Driveway

Entrance Porch

1.35m (4'6") x 0.91m (3'0")

Accessed via a uPVC door and with ceramic tiled flooring and a meter cupboard. Further glazed door to the living room.

FIRST FLOOR

Front Garden

A relatively deep front garden with lawn and central path.

GROUND FLOOR

Kitchen

4.11m (13'6") x 2.26m (7'5")

A super modern kitchen with white units with display cabinets and wine rack. Integrated appliances include a 4 ring gas hob, cooker hood and waist level double oven and grill. Mode...

Landing

Carpeted and with matching panelled doors to the two bedrooms and part glazed (opaque) door to the bathroom.

Living Room

4.80m (15'9") x 3.83m (12'7")

A great size with a front uPVC window, laminate flooring, spiral staircase to the first floor and part glazed door to the kitchen. 2 radiators and TV bracket to remain.

OUTSIDE

Rear Garden

A large rear garden again with lawn and a central path plus patio adjacent to the house. A pedestrian gate leads to the two car driveway. Shed to remain.

All measurements are approximate.

Further Information

The deposit required is £1,200

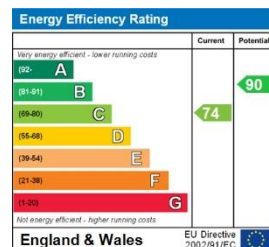
The landlord has requested to include BLINDS ARE TO REMAIN IN PLACE .

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

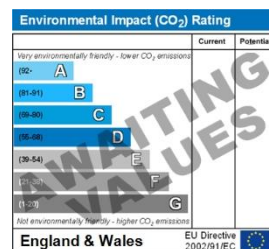
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 24 Months

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 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. Creation Date: 01/05/2025

Property Ref: inst-1708

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