

# Chris Davies Estate Agents

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



## Beaufort Way

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

## Rental £950 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
- \* Enclosed Garden

- \* Cul De Sac Location
- \* Two Bedrooms

- \* Driveway Parking

## Situation

UNFURNISHED MODERN SEMI - The ground floor has a small hall, living room, kitchen/dining room, two bedrooms and a modern bathroom/WC with shower. The property has gas central heating (combi) and uPVC double glazing. Council tax band C. EPC C71. Holding Deposit £219 . Interested parties need to have a combined household income of £28,500 to be considered for referencing.

## Accommodation

### Allocated Parking

Generous parking provision clearly marked and effectively offering space for three vehicles.

### Bathroom WC

2.66m ( 8'9") x 1.45m ( 4'10")

Refitted in 2022, this cleverly redesigned bathroom comprises a white suite of a WC, basin and bath with shower and screen over. Opaque side window, modern floating shelves and chr...

### Bedroom One

3.68m ( 12'1") x 2.69m ( 8'10")

A carpeted double bedroom with front window and radiator.

### Bedroom Two

3.68m ( 12'1") x 2.13m ( 7'0")

A carpeted double bedroom with rear window and radiator. Panelled door to a cupboard which houses the combi boiler.

## Entrance Hall

Carpeted and with a handy storage cupboard. Front window and accessed via a uPVC door. Panelled door to the lounge/dining room.

## FIRST FLOOR

### Front Garden

A landscaped open plan garden with areas of stone chippings and slabbed path to the front door.

## GROUND FLOOR

### Kitchen Breakfast Room

3.68m ( 12'1") x 2.13m ( 7'0")

A stunning refitted kitchen with high end units complemented by modern worktops. Integrated appliances include 4 ring induction hob, electric oven, extractor hood, fridge/freezer,...

### Landing

### Living Room

4.29m ( 14'1") x 3.71m ( 12'3")

Beautifully presented with a modern laminated flooring. Carpeted stairs to the first floor, front window and radiator. Handy under stair storage cupboard with shelving. Access to t...

## OUTSIDE

### Rear Garden

Beautifully enclosed and offering great privacy. Initial patio area and a railway sleeper step leads on to a level lawn with planted bark chipped borders. Part hidden final section...

All measurements are approximate.

## Further Information

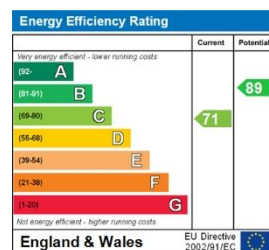
The deposit required is £1,200

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

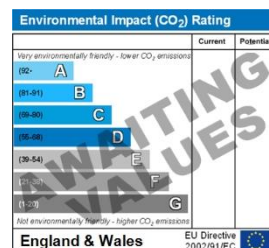
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## 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 (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-1634

Creation Date: 15/07/2025

## 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