

# JW Homes

Estate & Letting Agents

Cylla Sidings, CF82 7GT

**£1,300 Monthly**

**TO LET**



## Property Features:

- Unfurnished
- Detached Property
- 4 Bedrooms
- Living room
- Fitted Kitchen / Dining Room
- First Floor Family Bathroom
- Ensuite
- Utility Room

## Description

**\*\*RECENTLY REDECORATED\*\*IDEAL DETACHED FAMILY HOME\*\*MODERN\*\*4 BEDROOM\*\*SINGLE GARAGE\*\*ENSUITE\*\*DRIVEWAY\*\*CLOSE TO YSTRAD MYNACH TRAIN STATION\*\*CLOSE TO LOCAL AMENITIES\*\*PROFESSIONAL APPLICANTS ONLY\*\*MUST BE VIEWED\*\*UNFURNISHED\*\*A VIEWING OF THIS PROPERTY COMES HIGHLY RECOMMENDED\*\*RENT £1300.00PCM\*\*HOLDING DEPOSIT £300.00\*\*RENT REMAINDER £1000.00\*\*BOND £1400.00\*\***

JW Homes are delighted to offer FOR RENT this Well Presented Spacious Detached 4 bedroom Property situated within walking distance to Ystrad Mynach Town Centre, Schools, Local amenities, Ystrad Mynach Hospital, Major Road and Rail networks to Cardiff City Centre. Accommodation briefly comprising of 4 Bedrooms, Living room, Fitted kitchen/dining room, utility room, Ground floor W.C/Cloakroom, first floor family bathroom and Ensuite Shower room off the master bedroom. Further benefits include front and rear gardens, single garage, driveway for up to 2 family vehicles, gas central heating and double glazing. A viewing of this property is highly recommended.

PROFESSIONAL APPLICANTS ONLY, NOT SUITABLE FOR PETS, NO SMOKERS. EPC rating: B  
COUNCIL TAX BAND - E

RENT: £1300.00PCM  
HOLDING DEPOSIT: £300.00  
REMAINDER: £1000.00  
BOND: £1400.00

## EPC Certificates

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		92	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A			(92- A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G	2	1
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	