



18 Lon Robin Goch

Caerphilly CF83 2QN

£1,300 Per Calendar Month

HARRIS & BIRT



A modern three bedroom semi detached property located in a quiet residential cul-de-sac. The property is in immaculate condition and is offered for rental on an unfurnished basis. There is an entrance hallway leading to a lovely light and airy lounge and a modern fitted kitchen/diner, with integral oven and hob, fridge freezer and washing machine - plus ample space for dining table and chairs. There are three bedrooms to the first floor plus a family bathroom/wc. Gas central heating and double glazing. Larger than average front and rear gardens. Driveway parking to the side of the property for 3 to 4 cars. Offered for rental at £1300 which includes gardening. Deposit £1400. EPC Rating D. Council Tax Band D. Available to view immediately.

Exterior

Accessed via double glazed front door into entrance porch with wooden flooring. Slimline contemporary radiator. Window to side plus double glazed side panel to front. Light fitting and shoe rack

Lounge

Light and airy lounge with window to front. Wooden flooring. Understairs cupboard providing storage. Feature fireplace with inset gas fire. Radiator. Ceiling light fitting

Kitchen/Diner

Modern fitted kitchen with light grey gloss wall and base units to include integral hob and double oven with overhead extractor cooker hood, fridge/freezer and washing machine. Window to rear plus patio doors to rear garden. Tiled floor. Spotlights to kitchen area and modern three bulb light fitting to dining area. Space under the kitchen counter for breakfast stools.

Landing

Carpet. Opaque double glazed window to side. Radiator. Large storage cupboard with shelves.

Bedroom One

Double glazed window to front. Radiator. Carpet. Double wardrobe to recess. Fan/light fitting.

Bedroom Two

Double glazed window to front. Radiator. Carpet. Ceiling light fitting. Cupboard providing ample storage and shelving

Bedroom Three

Double glazed window to rear. Radiator. Carpet. Fitted cupboard with shelving and storage

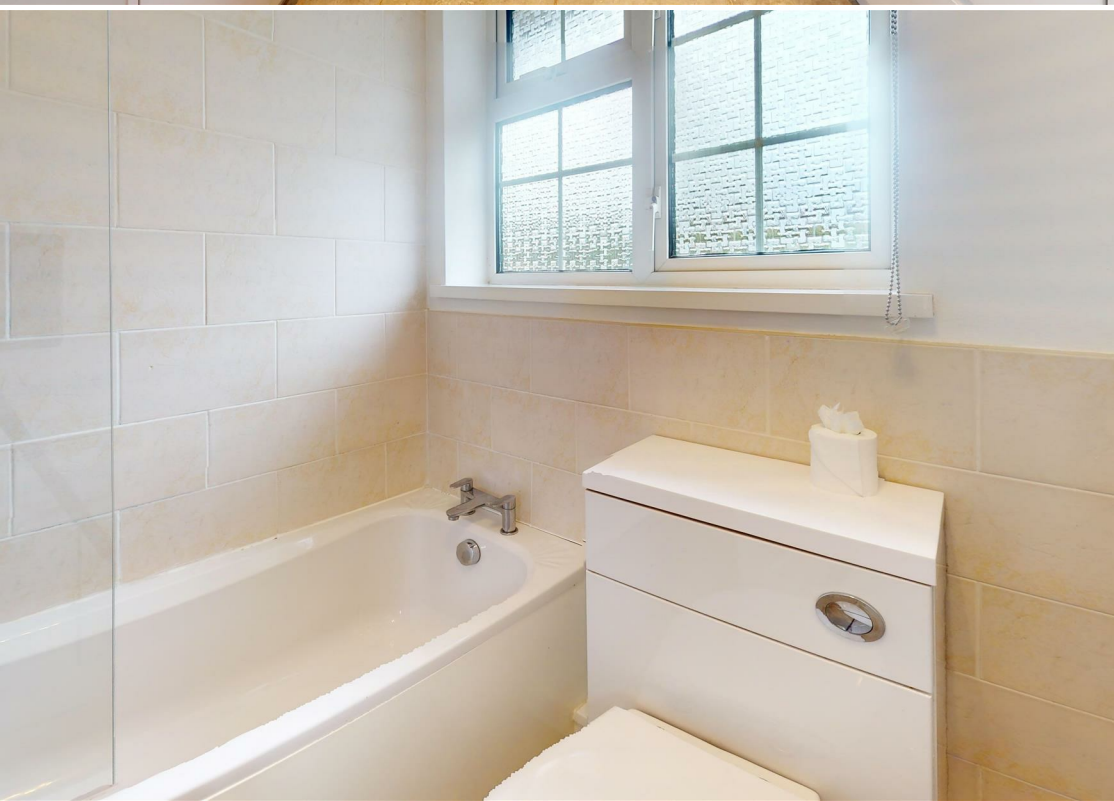
Bathroom/WC

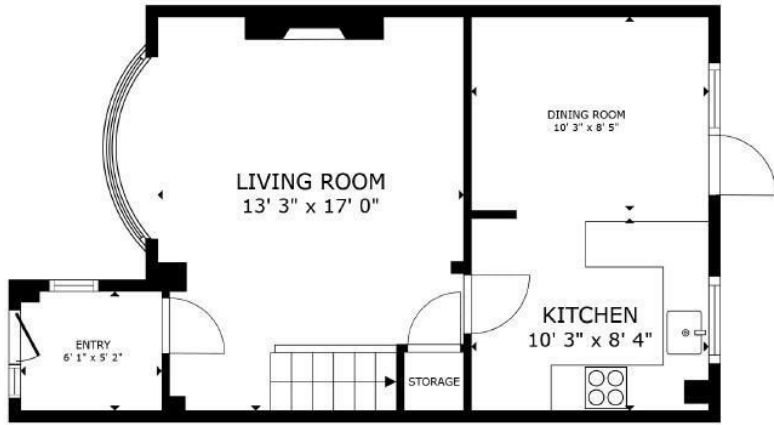
Modern bathroom in white with chrome fittings. Fully tiled around bath and to splashbacks. Panelled bath, low level flush wc and wash hand basin in vanity unit. Heated towel rail. Tiled floor. Shower over bath with folding screen.

External

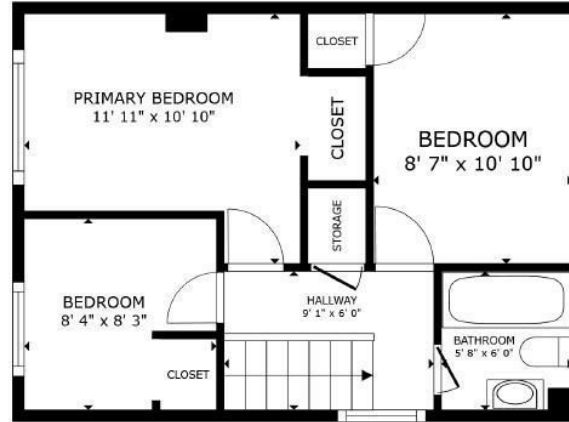
Larger than average rear garden with boundary wooden fence. Laid to gravel. Large front lawn with sideways parking for at least 3 cars.







FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
 FLOOR 1 447 sq.ft. FLOOR 2 406 sq.ft.
 TOTAL : 853 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

