



43 Newbridge Road

Lantrisant, Pontyclun CF72 8EX

£895 Per Month

HARRIS & BIRT



Located in the popular location of Llantrisant near Pontyclun, is this well presented three bedroom mid terrace property. The property has a generous lounge and good size kitchen with ample space for a dining table and chairs. Three bedrooms and bathroom to the first floor. Outside, you'll find a good-sized enclosed rear garden mainly laid to lawn with a raised decked area and a garden shed. There is a front paved courtyard to the front of the property. Gas central heating. Character features.

The property is being offered on an unfurnished basis at £895 per calendar month, with a deposit of £995. It has an EPC rating of D and falls under Council Tax Band B. Available immediately.

Exterior Front

Enclosed paved front courtyard garden. Wooden gate. Brick built storm porch

Hallway

Entrance hallway with small window to side elevation - door into -

Lounge

Good size lounge with wooden floor. Windows to front and rear - wooden window shutters to front window. Electric log style fire. Understairs cupboard. Two radiators. Two light fittings. Door leading to -

Kitchen

Very good size kitchen with ample room for dining table and chairs. Opaque glazed door to side plus large window to rear overlooking the garden. Fitted with a range of matching units. Freestanding Flavel Milano 950 gas cooker and Hotpoint washing machine. Stainless steel sink and drainer. Ceramic tiling to splashbacks. Radiator.

First Floor

Staircase to first floor landing area. Two ceiling lights. Wooden staircase with balustrade and spindles. Access to all bedrooms and bathroom.

Bedroom One

Good size bedroom with window to front. Radiator. Light fitting

Bedroom Two

Good size bedroom with window to rear. Radiator. Light fitting

Bedroom Three

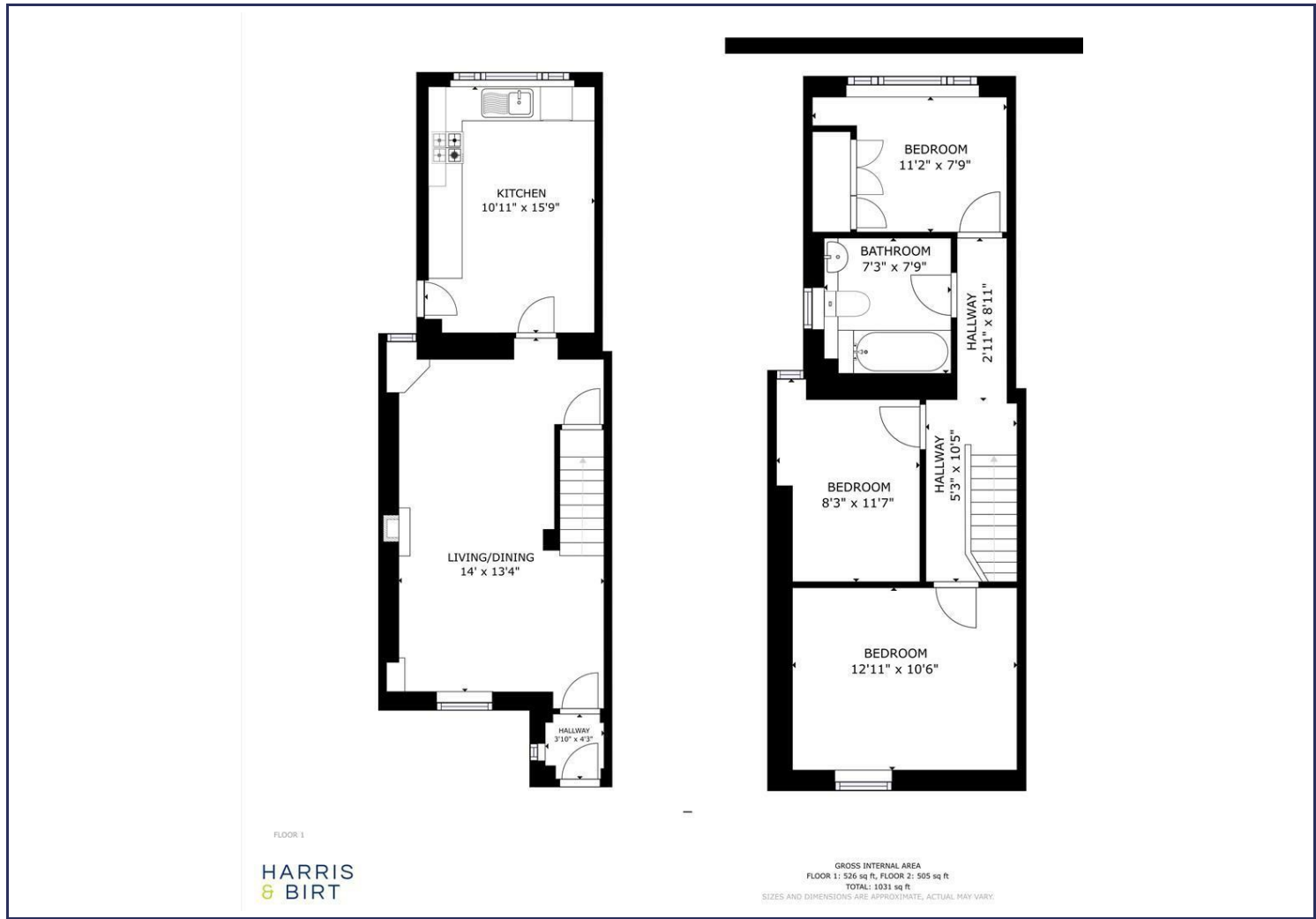
Good size bedroom with window to rear. Radiator. Light fitting. Fitted cupboards including airing cupboard housing Baxi boiler plus shelving and extra storage space

Bathroom/wc

Family bathroom with suite in white - comprising panelled bath, low level flush wc and a wash hand basin with taps and fittings in chrome. PVC wall boards to bath area. Shower over the bath. Opaque window to side. Vinyl flooring. Wall mounted shave point. Radiator. Mirror above the bathroom sink.







HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
 65 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
 359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507
 You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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	81

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	

