



SWORD HILL





## SWORD HILL

, CF83 2AR - £1,600 PER MONTH



4 bedroom(s)



2 bathroom(s)



1153.00 sq ft

Nestled in the charming Skomer Island Way, Caerphilly, this immaculately presented, brand new, 4-bedroom house is a dream come true for those seeking a modern and luxurious home. Boasting 2 reception rooms, a top-of-the-range Porcelanosa kitchen with all the usual integrations, oak doors throughout, this property exudes elegance and style.

The house features 4, generous Double Bedrooms, 2 beautifully designed 'Porcelanosa' bathrooms, including a family bathroom that is simply stunning and a great ensuite both with heated towel rails for that touch of luxury. The attention to detail is evident in every corner, from the lush new carpets throughout, to the exquisite tiles.

With a private driveway offering parking for 2 cars, a private garden with new fencing. The modern vertical radiators and clever use of space make this property a true gem. The property is offered on an unfurnished basis. Please note to meet affordability for this property, you will need to earn in excess of £57,700. EPC Rating: A, Council Tax Band: E. The property is offered on an unfurnished basis. Managed By Landlord.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

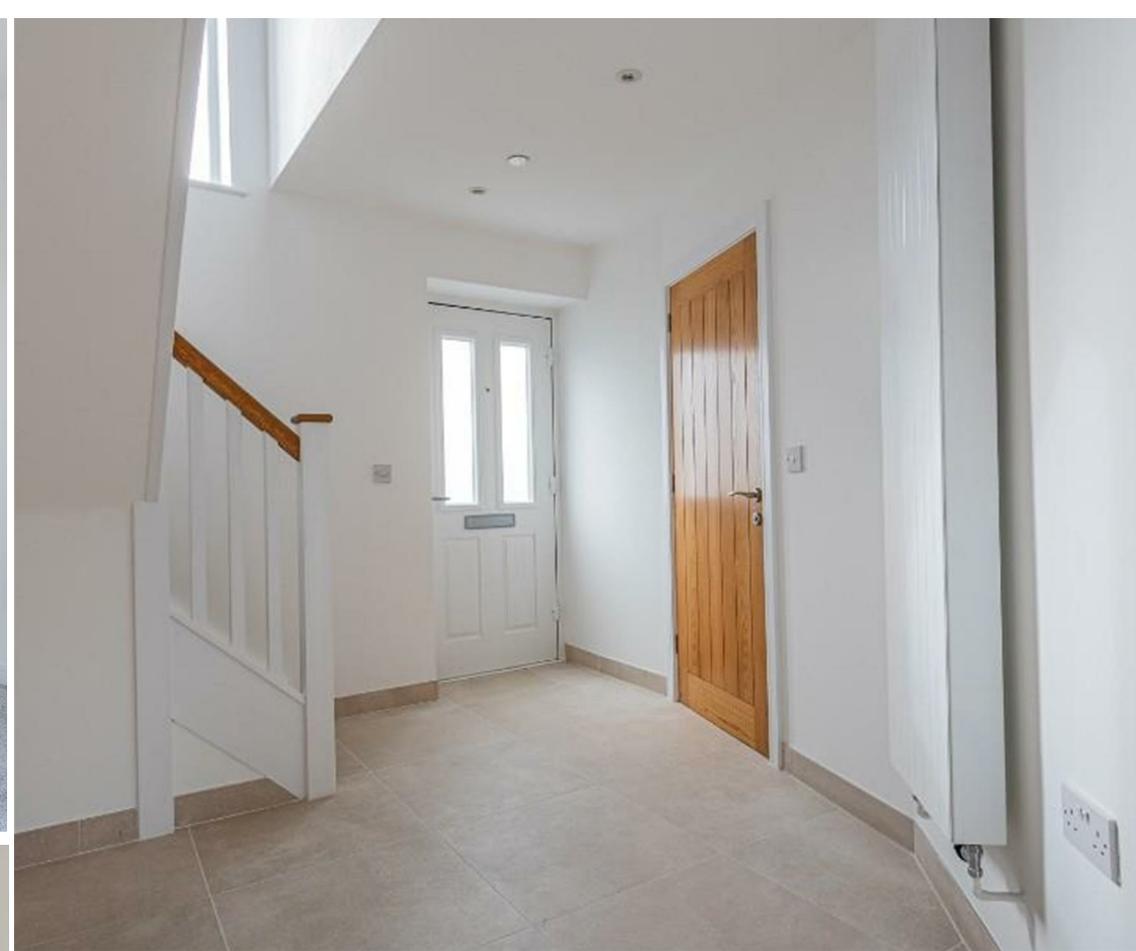
### PROPERTY SPECIALIST

**Abigail Bright**

[abigail.bright@brinsons.co.uk](mailto:abigail.bright@brinsons.co.uk)

Lettings Negotiator





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>97</b>	<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

















#### **ENTRANCE HALL**

#### **WC**

0.99m x 2.24m (3'3 x 7'4)

#### **KITCHEN**

2.79m x 4.65m (9'2 x 15'3)

#### **LAUNDRY / UTILITY ROOM**

2.29m x 2.11m (7'6 x 6'11)

#### **DINING ROOM**

2.57m x 3.61m (8'5 x 11'10)

#### **LIVING ROOM**

3.53m x 4.88m (11'7 x 16)

#### **TO THE FIRST FLOOR**

#### **BEDROOM 1**

3.25m x 3.84m (10'8 x 12'7)

#### **ENSUITE**

1.91m x 1.24m (6'3 x 4'1)

#### **BEDROOM 2**

2.62m x 3.61m (8'7 x 11'10)

#### **BEDROOM 3**

3.12m x 2.97m (10'3 x 9'9)

#### **BEDROOM 4**

2.24m x 3.30m (7'4 x 10'10)

#### **GARDEN**

Private Rear Garden  
Brand New Fencing  
Lawned Garden

#### **TENURE**

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

#### **SCHOOL CATCHMENT**

Welsh Medium Primary School : Y.G.G. CAERFFILI  
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI  
English Medium Primary School : HENDRE INFANTS / HENDRE JUNIOR  
English Medium Secondary School : ST CENYDD COMPREHENSIVE SCHOOL

#### **COUNCIL TAX**

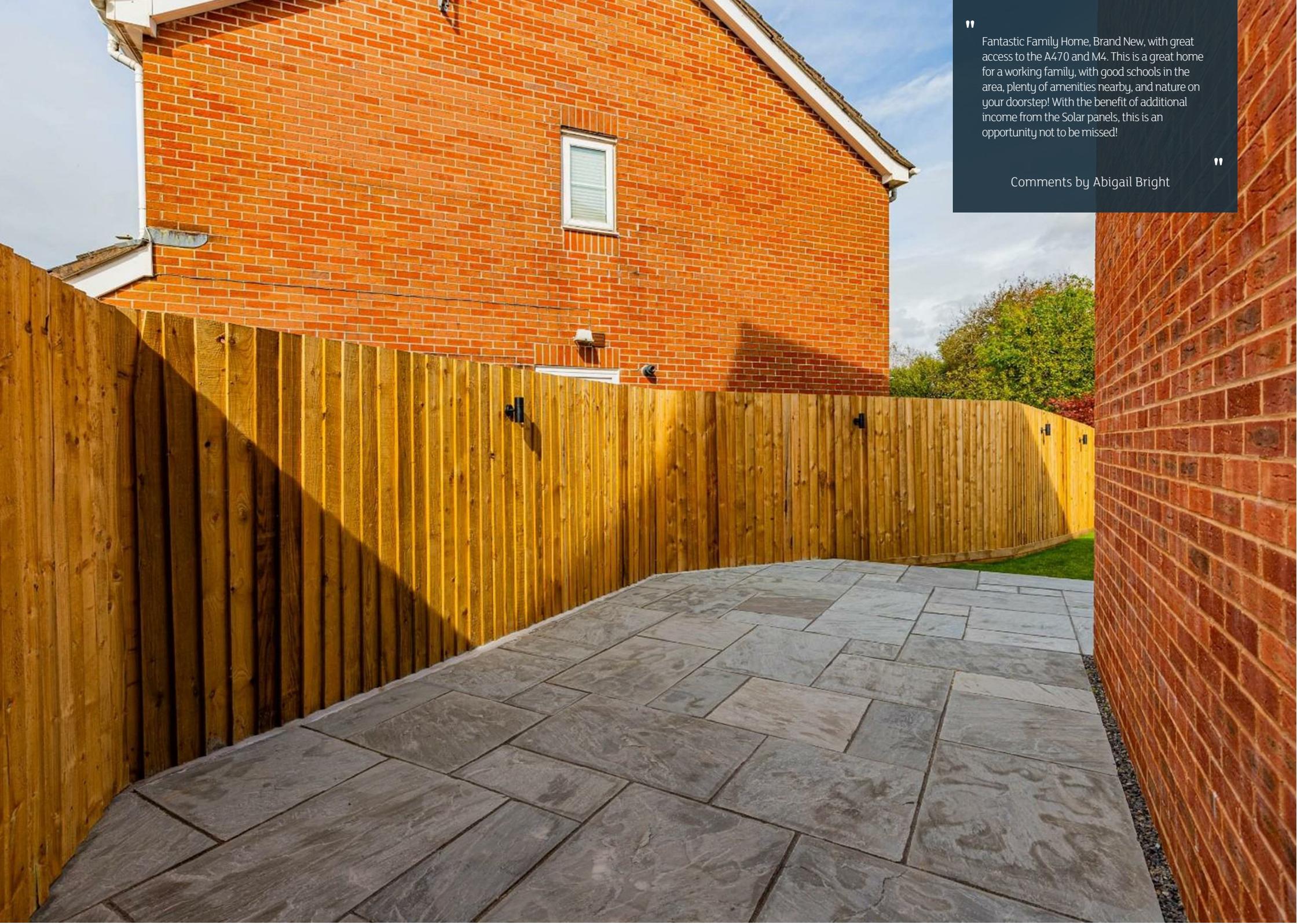
BAND E

#### **SOLAR PANNELS**

Income Potential

#### **ADDITIONAL INFORMATION**

New Home  
New Kitchen  
New Bathroom  
New Carpets  
Never Lived in  
Additional Monthly Savings from Solar Panel



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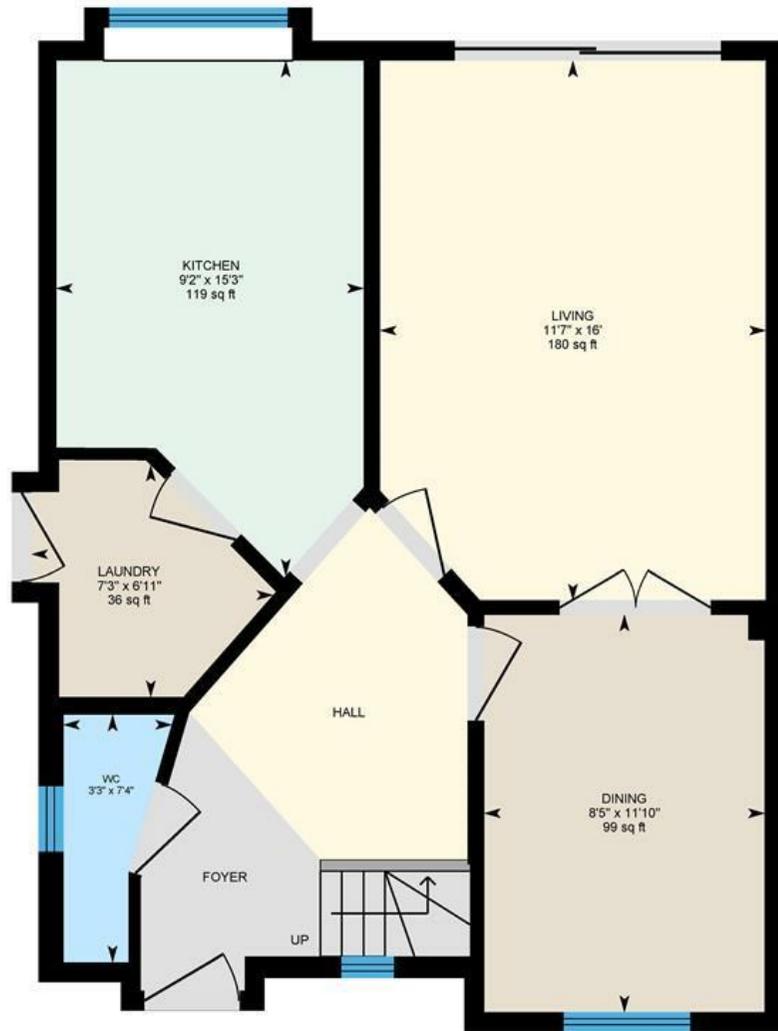
Fantastic Family Home, Brand New, with great access to the A470 and M4. This is a great home for a working family, with good schools in the area, plenty of amenities nearby, and nature on your doorstep! With the benefit of additional income from the Solar panels, this is an opportunity not to be missed!

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Comments by Abigail Bright

# Sword Hill, Penyrheol, CAY

Main Building: Total Interior Area 1152.89 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

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