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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Jon Hooper-Nash



**Property Specialist**  
**Jon Hooper-Nash**  
Director

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# Alder View, Caerphilly



Total Area: 117.2 m² ... 1261 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Alder View

, Caerphilly, CF83 3TB

PCM

£1,500 PCM



4 Bedroom(s)



2 Bathroom(s)



1184.04 sq ft



Contact our  
**Brinsons Caerphilly Branch**  
029 20867711

Jeffrey Ross and Brinsons are pleased to offer this four bedroom, detached house in Alder View! The property comprises of a downstairs cloakroom, WC, large kitchen with dining space and separate lounge to the ground floor. To the first floor, there are four double bedrooms, a family bathroom and en-suite to the master bedroom. Further benefits include a driveway, garage and low maintenance garden. Managed By Landlord. EPC Rating: B. Council Tax Band: E.

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.



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 93        |
| (81-91) B                                   | 84                      |           |
| (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 |           |

