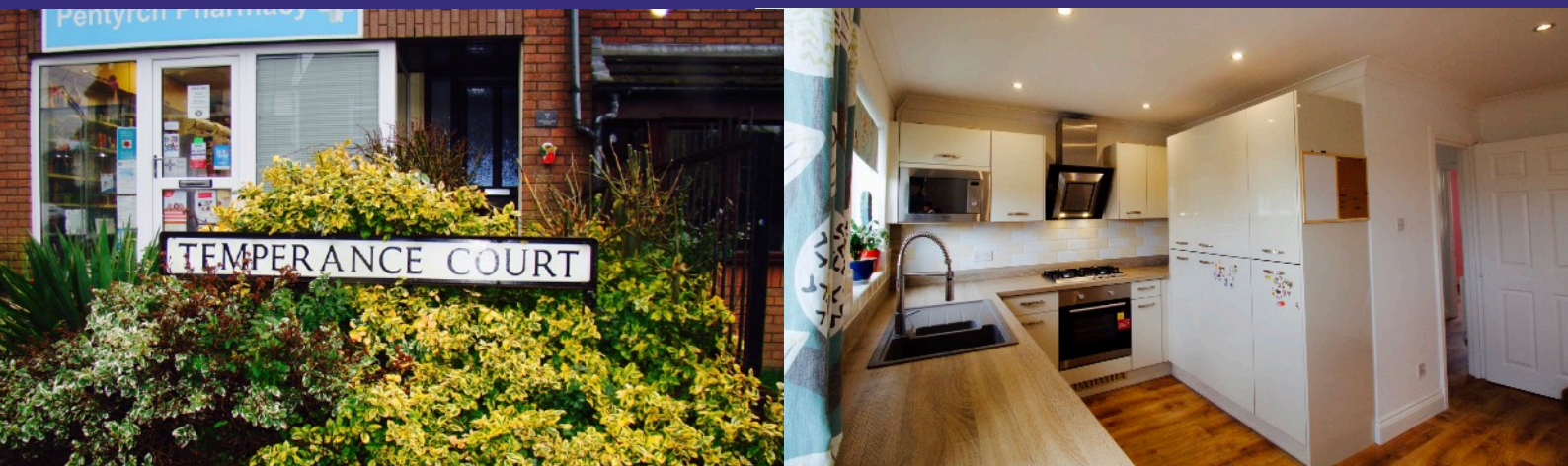




## Temperance Court, Bronllwyn, Pentyrch, Cardiff, CF15 9TN

Top Floor | Two Bedrooms | Off Road Parking | Prime Village Location | Executive Finish  
High Quality Family Bathroom | New Sigma 3 Fitted Kitchen | Open plan Lounge & Kitchen  
Great School Catchment | Gas Central Heating | Viewing HIGHLY Recommended



RENTAL £850per calendar month - Unfurnished



# Temperance Court, Bronllwyn, Pentyrch, CF15 9TN



This recently refurbished property located to the first floor provides a spacious and light lounge with an open plan newly fitted SIGMA 3 kitchen and space for your appliances. White bathroom suite with shower over, two bedrooms, gas heating with combination boiler, double glazing, private front door with allocated off-road parking.

The property would be an ideal home for a professional couple, situated within walking distance of local shops.



There are regular bus services in the village and the A470 junction 32 at Coryton being within a couple of miles. In addition there is local primary schooling at Pentyrch and secondary schooling at Radyr and Plasmawr This is an excellent opportunity to rent a refurbished home within easy reach of Cardiff.



This superb purpose built, two bedroom apartment offers an excellent standard of accommodation within the highly sort-after village of Pentyrch.

An internal inspection is highly recommended.

## The Accommodation comprises

### First Floor Flat

**Entrance** - Via composite security front door, enclosed staircase. Painted walls, coving, textured ceiling. New grey carpet will be added.



**Landing** - For a two bedroom flat this spacious flat offers ample storage, with two large cupboards and access to fully insulated loft area. Single radiator panel with Thematic Radiator Value, mobile heating thermostat. Doors leading to Bathroom, Bedrooms and Lounge.



### Lounge/Kitchen (5.51m x 4.78m).

Painted walls, plastered ceiling, high quality laminate flooring to the lounge area and wooden laminate flooring in both the kitchen and lounge. Two double glazed uPVC windows to front. Two single radiator panels with TV and phone points. White walls with cream wall and base kitchen units and splashback.

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Sink and drainer with mixer tap. Four ring gas hob, single electric oven. Integrated for fridge, freezer and a washing machine. The cream coloured Sigma 3 kitchen units with composite surface over and splashback oozes class.

## Master Bedroom (3.34m x 2.04m).

Painted walls, coving, textured ceiling. Double glazed uPVC window to rear. Single radiator panel with Thermostatic Radiator Valves..

#LR-75016-17052

## Bedroom 2 (2.73m x 2.73m).

CMP008972

Painted walls, coving, textured ceiling. Double glazed uPVC window to rear. Single radiator panel with Thermostatic Radiator Valves.

T02263



## Bathroom (2.01m x 1.67m) .

A modern White suite comprising modern circular basin with chrome mixer waterfall tap over a vanity unit. P-shaped bath, with chrome mixer tap and powerful rain shower over. Low level WC. Tiled walls. Single radiator panel with Thermostatic Radiator Valves. Four spot lights provide ample light.



## OUTSIDE

The front of the property is located above the local Hair dressing Beauticians in the heart of the village with allocated off street parking to the rear.



## Tenancy Information

Energy Performance Certificate.

C

Council Tax Band

C

Rent Smart Wales Property Licence

#RN-78113-47284

Rent Smart Wales Agent number

#A2-000-01474

Rent Smart Wales Licence Number

#LR-75016-17052

Client Money Protection Membership Number

CMP008972

Property Ombudsman Membership Number

T02263





# Temperance Court, Bronllwyn, Pentyrch, CF15 9TN



## Floorplan - Room Dimensions

### First Floor

LOUNGE/KITCHEN - (7.15m x 4.33m)

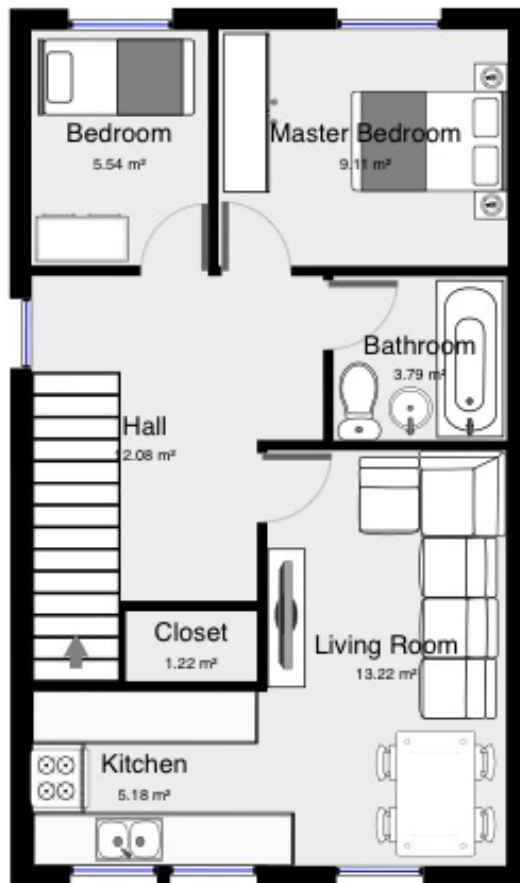
BEDROOM 1 - (3.39m x 3.14m).

BEDROOM 2 - (3.02m x 2.18m).

BATHROOM - (1.85m x 2.63m)

Property type - Top-floor flat

Total floor area - 48 square metres



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Move2here Limited have not tested any apparatus, equipment, fitting or service and therefore cannot confirm that they are in working order. Any perspective buyer is advised to obtain verification from their solicitor/surveyor. These particulars do not constitute any part of an offer of contract. No responsibility is accepted as to the correctness of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars. All negotiations are to be conducted through move2here limited. Please note that nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical or otherwise or any other fixtures not expressly included from part of the property offered for sale. In order to assist our buyers we offer a confidential independent mortgage advisor service without obligation or charge. Our mortgage specialist are available at any time see you at your convenience at your existing home.

In order to protect our vendors and also to provide them with as much information as we possible can, every offer that is made to move2here limited is subject to qualification. Mortgages are not available to people under the age of 18 and all mortars are subject to status and valuation. Remember any lender will require a charge on the property.