

LET



## MAESGRUG, STOP AND CALL

Rent

Deposit Required

£1,000 PCM £1,100

PATHWAY LETTINGS | *Pathway*



# 3 Bedroom House located in Stop And Call

Nestled in the area of Maesrug, Stop And Call, this delightful house offers a perfect blend of comfort and convenience. The property features a well-appointed reception room that serves as an inviting space for relaxation and entertaining guests.

The house boasts three bedrooms, providing ample room for family living or accommodating guests. The single bathroom is thoughtfully designed, catering to the needs of a modern household.

This property is ideal for those seeking a family home, while still being within easy reach of local amenities and transport links. The surrounding area is known for its friendly community and picturesque surroundings, making it a wonderful place to call home.

With its generous living space and practical layout, this house in Maesrug is a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood. Don't miss the chance to make this charming property your own.

- **Spacious 3 Bedroom House**
- **Rent £1000 First Month's due in advance of occupation date**
- **Bond £1100**
- **Gas Central Heating**
- **Pets Considered dependant on size as not suitable for large animals**
- **EPC – D (64) Exp 1/11/29. For More information on EPC visit [www.epcregister.com](http://www.epcregister.com)**
- **Council Tax - Band B £1,690.07 2026/2027**
- **Off street parking**
- **Universal Electric Car charging point in porch**
- **Guarantor Required**



## Energy Performance

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(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	

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