



## Troy Road, Llanhilleth, Abertillery

### £650 pcm

Well maintained, three bedroomed terrace house, comprising of kitchen/diner, living room, bathroom, three bedrooms. Viewing recommended

Double Glazing | Fitted Bathroom | Fitted Kitchen |

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Council Tax Band: A (BGCBC)

Deposit: £650

Holding Deposit: £138.46

### **Kitchen/diner**

w: 4.11m x l: 4.98m (w: 13' 6" x l: 16' 4")

Smooth plastered walls and ceiling, tiled flooring and around splashbacks, radiator, double glazed bay window to front, double glazed window to rear.

Range of fitted wall and floor units, stainless steel sink..

### **Lounge**

w: 3.5m x l: 3.86m (w: 11' 6" x l: 12' 8")

Smooth plastered walls and ceiling, laminate flooring, radiator, double glazed window to front.

### **Bathroom**

w: 1.92m x l: 1.79m (w: 6' 4" x l: 5' 10")

Smooth plastered walls (part tiled) and ceiling, tiled floor, radiator, double glazed window to rear.

White bathroom suite with full bath and mixer shower, pedestal sink and low level W.C

### **Bedroom 1**

w: 3.19m x l: 3.12m (w: 10' 6" x l: 10' 3")

Smooth plastered walls and ceiling, carpet, radiator, double glazed window to front

### **Bedroom 2**

w: 3.55m x l: 2.48m (w: 11' 8" x l: 8' 2")

Smooth plastered walls and ceiling, carpet, radiator, double glazed window to front

### **Bedroom 3**

w: 2.59m x l: 2.2m (w: 8' 6" x l: 7' 3")

Smooth plastered walls and ceiling, carpet, radiator, double glazed window to rear

### **Please note**

No pets, no smokers, must be full time employed.

Holding fee of one weeks rent

The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement or fail to take reasonable steps to enter a tenancy agreement.

On completion of a tenancy agreement the holding deposit amount will be deducted from the first months rent payment.

Bond £650.00

COUNCIL TAX BAND = A







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.