



## Pen Y Graig Terrace, Brynithel, Abertillery

### £695 pcm

End of terrace, three bedroom house available to rent. Comprising of a bay windowed lounge, dining room, kitchen, three bedrooms and bathroom. Property has a small garden. To view this property please contact Smart Let Wales Ltd.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden |

**01495236989**

[info@smartletwales.co.uk](mailto:info@smartletwales.co.uk)

End of terrace, three bedroom house available to rent. Comprising of a bay windowed lounge, dining room, kitchen, three bedrooms and bathroom. Property has a small garden.

Council Tax Band: A (BGCBC)

Deposit: £695

Holding Deposit: £160.38

### Lounge

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

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

### Dining

w: 3.7m x l: 3.93m (w: 12' 2" x l: 12' 11")

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

### Kitchen

w: 3.12m x l: 2.96m (w: 10' 3" x l: 9' 9")

Smooth plastered walls (tiles around worktops) smooth plastered ceiling, tiled flooring, radiator and double glazed window.

Fully fitted kitchen units worktop and s/s sink

### Bathroom

w: 1.43m x l: 2.9m (w: 4' 8" x l: 9' 6")

Smooth plastered walls (tiles around bath & basin) smooth plastered ceiling, tiled flooring, radiator and double glazed window.

Fully fitted bathroom suite with over bath shower

### Entrance hall

w: 0.98m x l: 3.75m (w: 3' 3" x l: 12' 4")

Smooth plastered walls and ceiling with coving, laminate flooring, radiator and double glazed front door.

### Landing

w: 2.97m x l: 1.73m (w: 9' 9" x l: 5' 8")

Smooth plastered walls and ceiling, carpeted flooring.

### Bedroom 1

w: 2.7m x l: 2.6m (w: 8' 10" x l: 8' 6")

Smooth plastered walls and ceiling, carpeted flooring, radiator and double glazed window.

### Bedroom 2

w: 2.88m x l: 2.97m (w: 9' 5" x l: 9' 9")

Smooth plastered walls and ceiling, carpeted flooring, radiator and double glazed window.

### Bedroom 3

w: 4.68m x l: 3.72m (w: 15' 4" x l: 12' 2")

Smooth plastered walls and ceiling with coving, carpeted flooring, radiator and two double glazed windows.

### Garden

A very small garden to the rear of the property

### 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 £695.00

COUNCIL TAX BAND = A





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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.