



Blythe Street, Abertillery

£875 pcm

Newly refurbished to a high standard this three bedroomed terraced house comprises of an entrance porch, living room, dining room, modern fitted kitchen, separate W.C, three bedrooms, modern fitted bathroom, enclosed rear garden and a single garage.

To view this property contact smart Let Wales.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garage | Garden | Great view from garden | Newly refurbished |

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Newly refurbished to a high standard this three bedroomed terraced house is located within easy walking distance of the town centre and local amenities. It comprises of an entrance porch, living room, dining room, brand new modern fitted kitchen, separate W.C, three bedrooms, brand new modern fitted bathroom, enclosed rear garden with lovely views of the surrounding mountains and a single garage.
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Council Tax Band: B (BGCBC)

Deposit: £875

Holding Deposit: £201.92

Entrance Porch

w: 0.89m x l: 1.12m (w: 2' 11" x l: 3' 8")

Smooth plastered ceilings and walls, newly laid carpet doorway leading to the entrance hallway.

Dining

w: 4.13m x l: 3.37m (w: 13' 7" x l: 11' 1")

Smooth plastered ceilings and walls, pendant light fitting, new carpet, radiator, double glazed UPVC window to rear

Lounge

w: 4.15m x l: 3.12m (w: 13' 7" x l: 10' 3")

Smooth plastered ceilings and walls, pendant light fitting, new carpet, radiator, double glazed UPVC window to front

Kitchen

w: 3.1m x l: 3.68m (w: 10' 2" x l: 12' 1")

Smooth plastered ceiling and part tiled walls, vinyl flooring, radiator, 2 double glazed UPVC windows to side.

Brand new fully fitted kitchen comprising of a range of wall and floor units with worktop, stainless steel bowl sink, integrated gas hob and electric oven, extractor hood.

WC

w: 1.65m x l: 1.42m (w: 5' 5" x l: 4' 8")

Smooth plastered ceiling and walls, vinyl flooring, radiator, double glazed UPVC window to side.

Low level W.C with pedestal wash basin

Bedroom 1

w: 3.13m x l: 5.01m (w: 10' 3" x l: 16' 5")

Smooth plastered ceilings and walls, pendant light fitting, new carpet, radiator, 2 double glazed UPVC windows to front.

Bedroom 2

w: 3.25m x l: 3.38m (w: 10' 8" x l: 11' 1")

Smooth plastered ceilings and walls, pendant light fitting, new carpet, radiator, double glazed UPVC window to rear

Bathroom

w: 2.03m x l: 1.63m (w: 6' 8" x l: 5' 4")

Smooth painted ceiling and part tiled walls, vinyl flooring, radiator, double glazed UPVC window to side.

Brand new bathroom suite includes a full bath with overhead shower and glass shower screen, low level W.C, pedestal wash basin.

Bedroom 3

w: 3.1m x l: 2.07m (w: 10' 2" x l: 6' 9")

Smooth plastered ceilings and walls, pendant light fitting, new carpet, radiator, double glazed UPVC window to side.

This room also contains the boiler cupboard.

Rear Garden

Enclosed patio area with mature plants and bushes, lovely views of the surrounding mountains. Steps leading to the rear access gate and the side entrance to the garage.

Garage



Single garage accessed via a side road, with double wooden doors and side access from the garden

Please note

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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 £850.00

COUNCIL TAX BAND = B





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.