



Trecelyn House, Ashfield Road, Newbridge, Newport

£600 pcm

A ground floor flat situated in the heart of Newbridge, just 5 minutes walk from town centre and train station. Offering one bedroom, contemporary open plan kitchen/living room, modern bathroom and secure on site parking.

To view this property please contact Smart Let Wales

01495236989

info@smartletwales.co.uk

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Council Tax Band: B (Caerphilly CBC)
Deposit: £600

Kitchen/lounge

w: 5.29m x l: 4.9m (w: 17' 4" x l: 16' 1")

Smooth plastered walls and ceiling, laminate flooring, double glazed patio doors to car park. Modern kitchen comprises a range of wall and floor units, integrated hob and oven, stainless steel sink.

Bathroom

w: 2.08m x l: 1.92m (w: 6' 10" x l: 6' 4")

Smooth plastered ceiling, tiled floor and walls, white bathroom suite comprising of full bath with shower, pedestal washbasin and low level W.C, chrome towel rail

Bedroom 1

w: 4.49m x l: 2.78m (w: 14' 9" x l: 9' 1")

Smooth plastered walls and ceiling, carpet, double glazed window, built in storage cupboard

Please note

RESTRICTIONS & BOND

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 £600.00

COUNCIL TAX BAND = B





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 80 |
| (55-68) D | | |
| (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.