



Hafodarthan Road, Llanhilleth, Abertillery

£695 pcm

Two bedroom terraced house in quiet location within short walk of local amenities. The property comprises of living room, kitchen/diner, bathroom, two bedrooms, front garden and off road parking. To view please contact Smart Let Wales

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | Off-street parking |

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Smart Let Wales are pleased to market this two bedroom terraced house in a quiet location within a short walk of local amenities. The property comprises of living room with fireplace, kitchen/diner, bathroom, two bedrooms, enclosed front garden and off road parking. To view please contact Smart Let Wales

Council Tax Band: A (BGCBC)

Deposit: £695

Holding Deposit: £160.38

Living room

w: 4.04m x l: 4.52m (w: 13' 3" x l: 14' 10")

Smooth plastered ceiling and walls, wood effect laminate flooring, two radiators, double glazed UPVC doors and windows to front and rear, mantle piece with stone effect hearth and integrated fireplace, wooden staircase leading to first floor.

Kitchen/diner

w: 3.02m x l: 4.41m (w: 9' 11" x l: 14' 6")

Smooth plastered ceiling and walls with tiles around the work surfaces, tiled flooring, radiator, UPVC double glazed windows to front and rear. Fitted kitchen with range of wall and floor units, integrated electric oven and hob, single bowl stainless steel sink.

Bedroom 1

w: 3.08m x l: 4.43m (w: 10' 1" x l: 14' 6")

Artex ceiling and smooth plastered walls, carpet, radiator, double glazed window to front and rear.

Bedroom 2

w: 3.41m x l: 2.05m (w: 11' 2" x l: 6' 9")

Artex ceiling and smooth plastered walls, carpet, radiator, double glazed window to front.

Bathroom

w: 2.22m x l: 2.29m (w: 7' 3" x l: 7' 6")

Smooth plastered ceiling, plastic panelling to walls, laminate flooring, ladder style radiator, UPVC double glazed window to rear. Bathroom suite includes a P-Shaped bath with multi head shower, pedestal wash basin and low level W.C

Front Garden

Enclosed are to front of house, laid to gravel with a large patio circle and gated front and side access.

This property also benefits from off road parking for up to 4 cars

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 £675

COUNCIL TAX BAND = A (Blaenau Gwent Borough Council)

EPC band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	88
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.