



## Flat , Brynonen, Eureka Place, Ebbw Vale

### £675 pcm

Ground floor, one bedroom flat to rent in Ebbw Vale, close to local amenities. Comprises of an entrance hall, lounge/diner, kitchen, bedroom and bathroom. This property also benefits from off road parking.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Great view from garden | High Ceilings | Off-street parking | Period Features |

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Set in a lovely location this ground floor, one bedroom flat is available for immediate rent. Situated close to local amenities it offers an entrance hall, lounge/diner, kitchen, bedroom and bathroom as well as off road parking.

To view this property please contact Smart Let Wales

Council Tax Band: A (BGCBC)

Deposit: £675

Holding Deposit: £155.76

Parking options: Driveway

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

### Entrance hall

w: 2.04m x l: 1.58m (w: 6' 8" x l: 5' 2")

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

### Lounge/diner

w: 3.97m x l: 3.85m (w: 13' x l: 12' 8")

Smooth plastered ceiling and walls, carpet, UPVC double glazed bay window, electric radiator.

### Bedroom 1

w: 2.88m x l: 3.22m (w: 9' 5" x l: 10' 7")

Smooth plastered ceiling and walls, carpet, UPVC double glazed window, electric radiator.

### Bathroom

w: 1.19m x l: 3.19m (w: 3' 11" x l: 10' 6")

Smooth plastered ceiling and part tiled walls, vinyl flooring, ladder style radiator, UPVC double glazed window with extractor.

Bathroom suite comprises of a large shower with sliding door, pedestal washbasin and low level W.C

### Kitchen

w: 2.96m x l: 2.42m (w: 9' 9" x l: 7' 11")

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

Modern kitchen comprises of a range of units with wood effect worktop, integrated electric hob and oven, sink and extractor hood.

### Please note

PLEASE NOTE

No smokers, No Pets

Affordability criteria for this property is £20,250 per annum, otherwise a Guarantor will be required.

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.

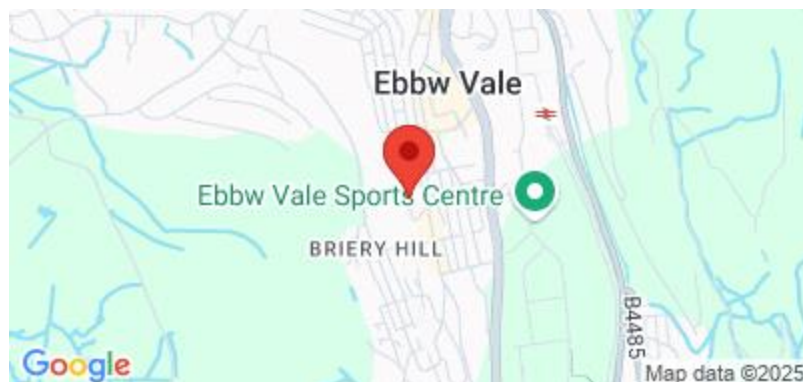
On completion of a tenancy agreement the holding deposit amount will be deducted from the first month's rent payment.

Bond £675

COUNCIL TAX BAND = A (BGCBC)

EPC band E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.