

## Duke Street, Abertillery

### £895 pcm

**\*\* Four Bedrooms\*\* Fully Refurbished\*\***

Smart Let Wales are pleased to market this four bedroom terraced house, which comprises of a living room, dining room, modern kitchen, modern bathroom, four bedrooms and an upstairs W.C. This property also benefits from an enclosed garden with rear access.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | Newly refurbished |

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## **\*\* Four Bedrooms\*\* Fully Refurbished\*\***

### **\*\* Four Bedrooms\*\* Fully Refurbished\*\***

Smart Let Wales are pleased to market this four bedroom terraced house which has been recently refurbished throughout. It comprises of a living room with large bay window, separate dining room, modern kitchen, modern bathroom, four bedrooms (two doubles and two singles) and an upstairs W.C.

This property also benefits from an enclosed garden with rear access.

Council Tax Band: A (BGCBC)

Deposit: £895

Holding Deposit: £206.53

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

### **Living room**

w: 3.55m x l: 3.67m (w: 11' 8" x l: 12' )

Smooth plastered ceiling and walls, newly fitted carpet, UPVC double glazed bay window to front, radiator

### **Dining**

w: 3.73m x l: 3.74m (w: 12' 3" x l: 12' 3")

Smooth plastered ceiling and walls, wood effect laminate flooring, UPVC double glazed window to rear, radiator

### **Kitchen**

w: 2.75m x l: 2.89m (w: 9' x l: 9' 6")

Smooth plastered ceiling and walls, wood effect laminate flooring, UPVC double glazed window to side, radiator.

Range of wall and floor units with wooden worktop, integrated electric hob and oven, stainless steel sink, over head extractor hood.

### **Bathroom**

w: 1.93m x l: 1.69m (w: 6' 4" x l: 5' 7")

Smooth plastered ceiling, plastic panelling to walls, vinyl flooring, UPVC double glazed window to side, chrome ladder style radiator.

Bathroom suite comprises of a full bath with mixer tap shower, pedestal wash basin and low level W.C

### **Bedroom 1**

w: 2.46m x l: 3.78m (w: 8' 1" x l: 12' 5")

Smooth plastered ceiling and walls, newly fitted carpet, UPVC double glazed window to front, radiator

### **Bedroom 2**

w: 3.02m x l: 2.88m (w: 9' 11" x l: 9' 5")

Smooth plastered ceiling and walls, newly fitted carpet, UPVC double glazed window to rear, radiator

### **Bedroom 3**

w: 2.09m x l: 2.89m (w: 6' 10" x l: 9' 6")

Smooth plastered ceiling and walls, newly fitted carpet, UPVC double glazed window to front, radiator

### **Bedroom 4**

w: 2.74m x l: 1.78m (w: 9' x l: 5' 10")

Smooth plastered ceiling and walls, newly fitted carpet, UPVC double glazed window to rear, radiator

### **Rear Garden**

Enclosed garden laid as patio with rear access gate.

### **Please note**

PLEASE NOTE

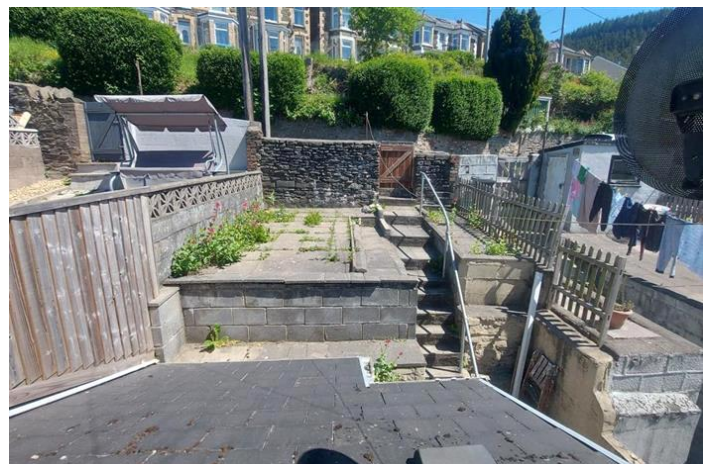
No smokers, No pets.

Affordability criteria for this property is £27,000 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 £895  
COUNCIL TAX BAND = A (BCCBC)  
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>		
(55-68) <b>D</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.