



## Brynonen, Eureka Place, Ebbw Vale

### £750 pcm

Ground floor, two bedroom flat to rent in Ebbw Vale, close to local amenities. Comprises of a large open plan lounge / kitchen, two bedrooms and a bathroom. This property also benefits from off road parking.

Double Glazing | Fitted Bathroom | Fitted Kitchen | High Ceilings | Off-street parking | Sash Windows |

**01495239686**

info@smartletwales.co.uk



Set in a lovely location this ground floor, two bedroom flat is situated close to local amenities it offers a of a large open plan lounge / kitchen, two bedrooms and a bathroom.  
This property also benefits from off road parking.  
To view this property please contact Smart Let Wales

Council Tax Band: A (BGCBC)

Deposit: £750

Parking options: Driveway

Electricity supply: Mains

Heating: Electric

Water supply: Mains

### Kitchen/lounge

w: 6.87m x l: 4.21m (w: 22' 6" x l: 13' 10")

Smooth plastered walls and ceiling, carpet (vinyl in the kitchen area), electric radiators, large double glazed bay window.  
Kitchen comprises of a range of units with the sink in a separate island, integrated electric oven and hob, extractor hood.

### Bedroom 1

w: 3.35m x l: 4.18m (w: 11' x l: 13' 9")

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

### Bathroom 2

w: 2.08m x l: 2.51m (w: 6' 10" x l: 8' 3")

Smooth plastered ceiling with part tiled walls, vinyl flooring, electric ladder style radiator, double glazed window.  
Bathroom suite comprises of a P-shaped bath with electric shower and glass screen, pedestal washbasin and low level W.C

### Bedroom 2

w: 4.01m x l: 2.66m (w: 13' 2" x l: 8' 9")

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

### Please note

No smokers, No Pets

Affordability criteria for this property is £22,500 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.

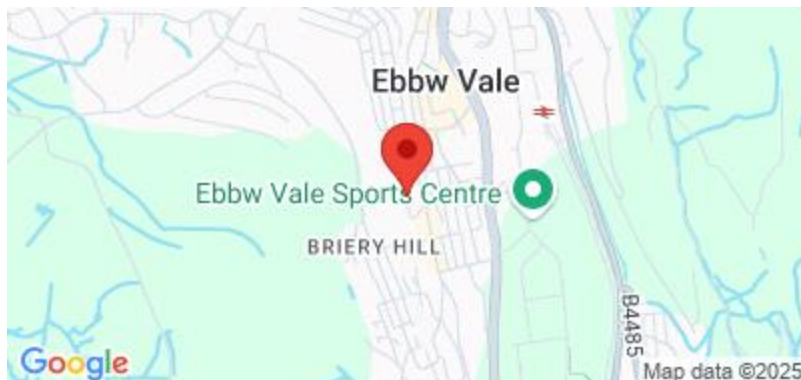
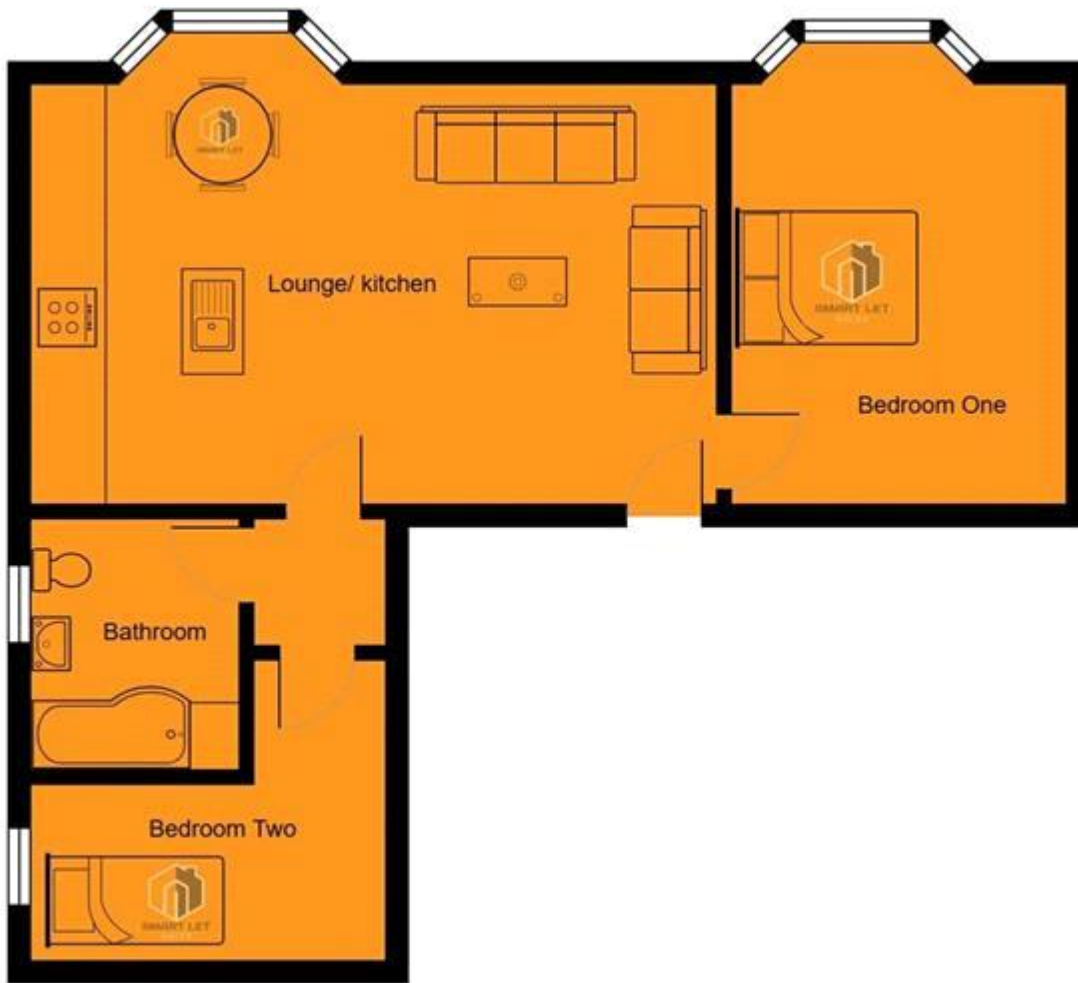
On completion of a tenancy agreement the holding deposit amount will be deducted from the first month's rent payment.

Bond £750

COUNCIL TAX BAND = A (BGCBC)

EPC band D





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>		79
(55-68) <b>D</b>	57	
(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.