



Yew Street, Troedyrhiw, Merthyr Tydfil

£895 pcm

Smart Let Wales are pleased to market this three Bedroom house close to local amenities and high school. It comprises of a large living room/ diner, modern kitchen, modern bathroom, three bedrooms and a small courtyard garden.

This property is also available furnished at £995 a month.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | Integrated Appliances |

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info@smartletwales.co.uk

Smart Let Wales are pleased to market this three Bedroom house close to local amenities and high school. It comprises of a large living room/ diner, modern kitchen with built in appliances , modern bathroom, three bedrooms and a small courtyard garden.
To view this property please contact Smart Let Wales
This property is available from Mid August and can also be rented furnished at £995 a month.

Council Tax Band: A (Merthyr Tydfil)

Deposit: £925

Holding Deposit: £213.46

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Lounge/diner

w: 3.55m x l: 6.66m (w: 11' 8" x l: 21' 10")

Smooth plastered walls and ceilings, laminate flooring, two radiators, UPVC double glazed window to front.

Kitchen

w: 2.17m x l: 5.02m (w: 7' 1" x l: 16' 6")

Smooth plastered ceiling with part tiled walls, laminate flooring, radiator, UPVC double glazed window to rear.

Modern kitchen comprises of a range of wall and floor units, integrated fridge/freezer, slimline dishwasher and washing machine, electric oven and hob, overhead extractor.

Bedroom 1

w: 1.82m x l: 4.98m (w: 6' x l: 16' 4")

Smooth plastered ceiling with part tiled walls, laminate flooring, ladder style radiator, double glazed UPVC window to rear.

Bathroom suite comprises of a P-shaped bath with rainforest shower, pedestal wash basin and low level W.C

Bedroom 1

w: 2.72m x l: 3.46m (w: 8' 11" x l: 11' 4")

smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to rear

Bedroom 2

w: 2.73m x l: 3.02m (w: 8' 11" x l: 9' 11")

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

Bedroom 3

w: 2.13m x l: 3.02m (w: 7' x l: 9' 11")

smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to rear

Please note

No smokers, No pets

Affordability criteria for this property is £26,850 per annum, otherwise a Guarantor will be required.

Holding fee of one weeks rent

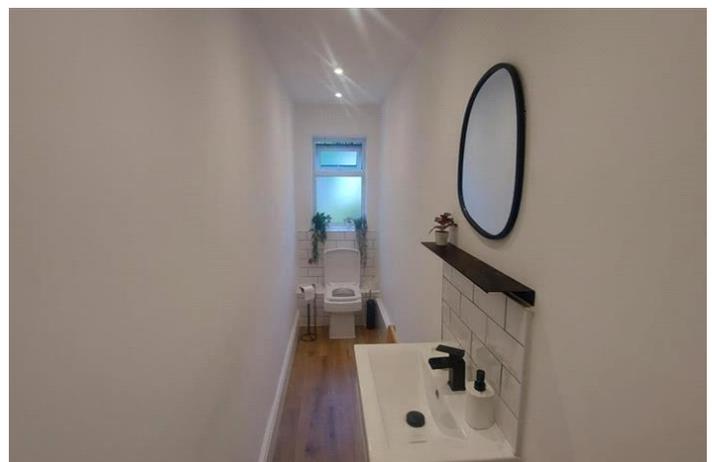
The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement, or fail to take reasonable steps to enter a tenancy agreement.

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 (Merthyr Tydfil)

EPC band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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.