



Caefelin Street, Llanhilleth, Abertillery

£725 pcm

We are pleased to market this three bedroom terraced house in Llanhilleth, close to local amenities, schools and transport links. It comprises of a large living room/ diner, modern kitchen and bathroom, three bedrooms and an enclosed rear courtyard garden.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden |

01495239686

info@smartletwales.co.uk

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Council Tax Band: A (Caerphilly)

Deposit: £725

Holding Deposit: £167.30

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Lounge/diner

Textured ceiling, smooth plastered / papered walls, laminate flooring, two radiators, UPVC double glazed windows to front and rear

Kitchen

Textured ceiling, smooth plastered walls, tiled flooring, ladder style radiator, UPVC double glazed window. Kitchen comprises of a range wall and floor units, laminate worktop, 1 1/2 bowl sink, gas hob, integrated electric oven and microwave.

Bathroom

Smooth plastered ceiling, tiled walls, vinyl flooring, radiator, UPVC double glazed window to rear, walk in shower, pedestal washbasin, low level W.C

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Rear Garden

Enclosed courtyard garden with rear gate access and small shed

Please note

No smokers, No Pets

Affordability criteria for this property is £21,700 per annum, otherwise a Guarantor will be required.

Holding fee of one weeks rent

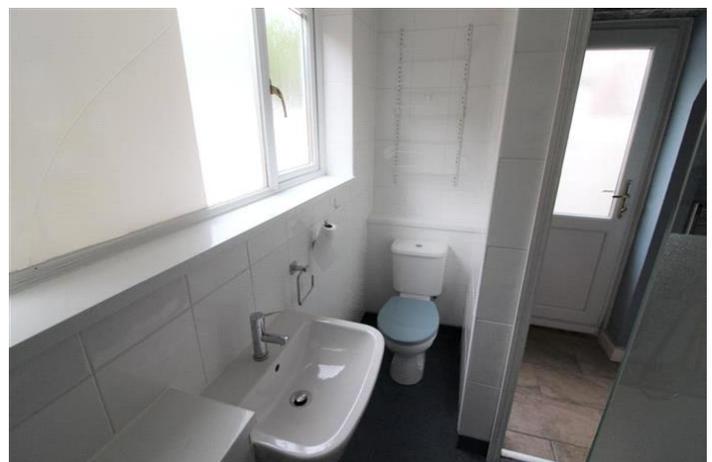
The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement, or fail to take reasonable steps to enter a tenancy agreement.

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

Bond £725

COUNCIL TAX BAND = A (BGCBC)

EPC band D







47 Caefelin St



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(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.