



Ton-y-pistyll Road, Newbridge

£895 pcm

*** Newly Refurbished***

Recently renovated throughout to a high standard this three bedroom mid-terraced property comprises of a lounge, dining room, modern kitchen, modern bathroom, three bedrooms and benefits from off street parking.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Newly refurbished | Off-street parking |

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***** Newly Refurbished*****

Recently renovated to a high standard this three bedroom mid-terraced property is ideally situated close to local amenities and primary school. It comprises of a lounge, dining room, modern kitchen, modern bathroom, three bedrooms and also benefits from off street parking. To view this property please contact Smart Let Wales

Council Tax Band: B (Caerphilly)

Deposit: £895

Holding Deposit: £206.53

Parking options: Off Street

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Living room

w: 3.21m x l: 3.15m (w: 10' 6" x l: 10' 4")

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

Dining

w: 3.53m x l: 3.67m (w: 11' 7" x l: 12')

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

Kitchen

w: 2.57m x l: 3.16m (w: 8' 5" x l: 10' 4")

Smooth plastered ceiling and walls (tiled around splashbacks), wood effect laminate flooring, radiator, UPVC double glazed window and door to side.

Newly fitted kitchen consists of a range of wall and floor units, integrated electric oven and hob, extractor hood and stainless steel sink.

Bathroom

w: 2.41m x l: 1.75m (w: 7' 11" x l: 5' 9")

Smooth plastered ceiling, tiled and panelled walls, wood effect vinyl, ladder style radiator, UPVC double glazed window to rear.

Bathroom suite includes a full bath with mixer tap shower, vanity unit washbasin and low level W.C

Bedroom 1

w: 2.46m x l: 3.94m (w: 8' 1" x l: 12' 11")

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

Bedroom 2

w: 2.58m x l: 2.83m (w: 8' 6" x l: 9' 3")

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

Bedroom 3

w: 1.75m x l: 2.95m (w: 5' 9" x l: 9' 8")

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

Garden

Gated area of hardstanding that can be used as patio or off street parking

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 (Caerphilly)
EPC band E
****(this EPC rating was before the refurbishment started, a new EPC
has been commissioned and as the property has had a new heating
system it is expected to have a better grading).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	49	
(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.