



Blenheim Road, Six Bells, Abertillery

£725 pcm

This recently refurbished mid terrace property comprises of a large lounge/dining room, modern kitchen and bathroom, two double bedrooms and an enclosed rear garden.

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

01495239686

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This recently refurbished mid terrace property comprises of a large lounge/dining room, modern kitchen and bathroom, two double bedrooms and an enclosed rear garden.

To view this property please contact Smart Let Wales.

Council Tax Band: A (BGCBC)

Deposit: £725

Holding Deposit: £167.30

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Lounge

w: 3.08m x l: 2.81m (w: 10' 1" x l: 9' 3")

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

Dining

w: 3.2m x l: 3.63m (w: 10' 6" x l: 11' 11")

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

Kitchen

w: 2.29m x l: 3.2m (w: 7' 6" x l: 10' 6")

Smooth plastered ceiling and walls (tiled around worktop), vinyl flooring, radiator, UPVC double glazed window and door to side. Range of wall sand floor units, granite effect worktop, integrated electric hob and oven, extractor hood and stainless steel sink.

Bathroom

w: 2.23m x l: 1.94m (w: 7' 4" x l: 6' 4")

Smooth plastered ceiling, tiled walls, vinyl flooring. radiator, two UPVC double glazed windows.

Bathroom suite includes a full bath, pedestal washbasin and low level W.C

Bedroom 1

w: 4.1m x l: 2.84m (w: 13' 5" x l: 9' 4")

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

Bedroom 2

w: 2.5m x l: 3.72m (w: 8' 2" x l: 12' 2")

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

Rear Garden

Enclosed rear garden with rear access gate, laid as patio with storage shed

Please note

No smokers, No Pets

Affordability criteria for this property is £21,750 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.

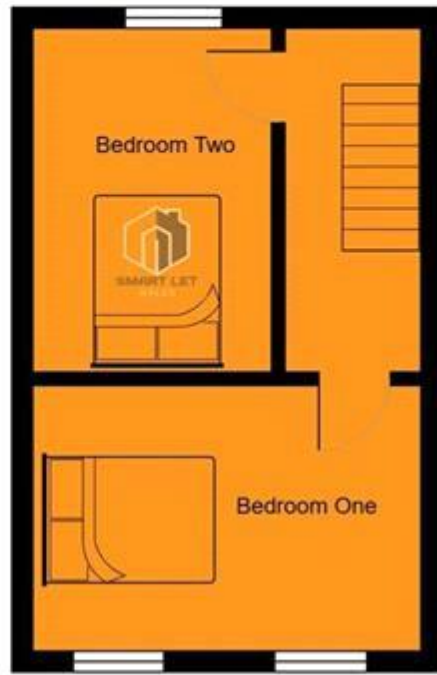
Bond £725

COUNCIL TAX BAND = A (BGCBC)

EPC band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
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.