



Queens Road, Elliotts Town, New Tredegar

£725 pcm

We are pleased to bring to market this three bedroom, two reception room terraced house in New Tredegar situated close to local amenities and school. It comprises of two reception rooms, kitchen, down stairs utility and W.C, three bedrooms and family bathroom.

Double Glazing | Fitted Kitchen |

01495239686

info@smartletwales.co.uk

We are pleased to bring to market this three bedroom, two reception room terraced house in New Tredegar situated close to local amenities and school. It comprises of two reception rooms, kitchen, down stairs utility and W.C, three bedrooms and family bathroom. The property also has a very small courtyard garden.
To arrange a viewing please contact Smart Let Wales.

Council Tax Band: A (Caerphilly)

Deposit: £725

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Accessibility measures: Not suitable for wheelchair users

Living room

w: 4.24m x l: 4.24m (w: 13' 11" x l: 13' 11")

Smooth plastered ceiling and walls (papered above fireplace) carpet, radiator, UPVC double glazed window and door to front

Reception Room 2

w: 2.72m x l: 4.22m (w: 8' 11" x l: 13' 10")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to front, feature fireplace.

Kitchen

w: 4.27m x l: 2.63m (w: 14' x l: 8' 8")

Smooth plastered ceiling and walls (tiled around worktops), vinyl flooring, radiator, UPVC double glazed window and door to rear. Range of wall and floor units with worktops and stainless steel sink

Utility

w: 2.49m x l: 1.41m (w: 8' 2" x l: 4' 8")

Smooth plastered ceiling and walls, vinyl flooring, radiator, UPVC double glazed window to rear, Room includes a section of worktop with wall units above, pedestal washbasin and low level W.C

Bedroom 1

w: 3.26m x l: 4.24m (w: 10' 8" x l: 13' 11")

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

Bedroom 2

w: 2.6m x l: 4.22m (w: 8' 6" x l: 13' 10")

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

Bedroom 3

w: 2.24m x l: 2.66m (w: 7' 4" x l: 8' 9")

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

Bathroom

w: 1.92m x l: 1.73m (w: 6' 4" x l: 5' 8")

Smooth plastered ceiling, tiled walls, carpet, radiator, UPVC double glazed window to rear. Bathroom suite includes a full bath with shower, pedestal washbasin and low level W.C

Rear Garden

Very small enclosed courtyard garden

Please note

No smokers, No Pets

Affordability criteria for this property is £21,750 per annum, otherwise a Guarantor will be required.

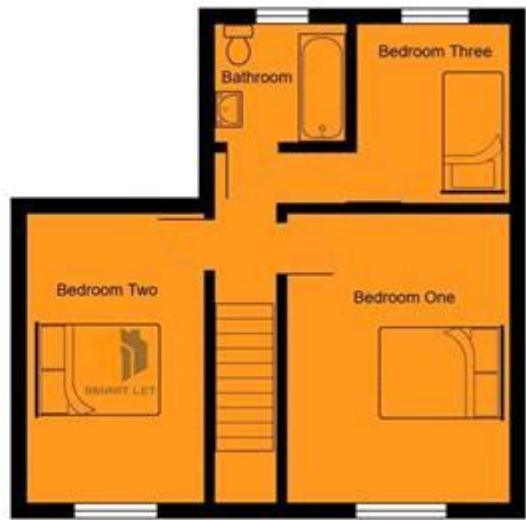
Holding fee of one weeks rent

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 (Caerphilly)
EPC band D
****(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).
EditView





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		66
(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.