



Moyle Grove, Ponthir, Newport

£1,100 pcm

Three bedroom dormer bungalow in a sought after location close to transport links for Cardiff and Bristol. The property comprises of a large L-shaped lounge / diner, large kitchen, bathroom and separate W.C, three double bedrooms, lawned gardens to front and rear and off road parking .

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | Off-street parking |

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Three bedroom dormer bungalow in a sought after location close to transport links for Cardiff and Bristol, local amenities and schools. The property comprises of a large L-shaped lounge / diner, large kitchen, bathroom and separate W.C, three double bedrooms, lawned gardens to front and rear and off road parking .
Viewing is highly recommended.

Council Tax Band: E (Torfaen)

Deposit: £1,100

Holding Deposit: £253.84

Parking options: Driveway

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Lounge/diner

w: 5.03m x l: 6.07m (w: 16' 6" x l: 19' 11")

Textured ceiling, smooth plastered walls, wood effect laminate flooring, radiator, UPVC double glazed windows to front and side.

Kitchen

w: 4.86m x l: 4.46m (w: 15' 11" x l: 14' 8")

Textured ceiling and walls with tiles around splashbacks, vinyl flooring, two radiators, UPVC double glazed windows to rear and UPVC double glazed French doors to the side.
Range of wall and floor units with worktop, integrated electric hob and oven and grill, stainless steel sink with double drainer and overhead extractor hood.

Bedroom 1

w: 3.68m x l: 3.71m (w: 12' 1" x l: 12' 2")

Textured ceiling, smooth plastered walls, wood effect laminate flooring, radiator, UPVC double glazed window to front, built in double wardrobe with mirrored doors

Bedroom 2

w: 3.68m x l: 2.79m (w: 12' 1" x l: 9' 2")

Textured ceiling, painted over paper walls, wood effect laminate flooring, radiator, UPVC double glazed window to side and rear

WC

w: 0.88m x l: 1.75m (w: 2' 11" x l: 5' 9")

Textured ceiling and walls, tiled flooring radiator, UPVC double glazed window to rear, wall mounted handbasin and low level W.C

Bathroom

w: 1.64m x l: 2.74m (w: 5' 5" x l: 9')

Textured ceiling, tiled walls, tiled flooring, radiator, UPVC double glazed window to rear, corner bath with overhead mixer tap shower and a washbasin in vanity unit

Bedroom 3

w: 5.46m x l: 2.54m (w: 17' 11" x l: 8' 4")

Textured ceiling, wood paneled walls, carpet, two radiators, UPVC double glazed windows to front and rear.
Room also has access to a small attic storage area.

Front Garden

Laid to lawn with mature hedges to front and side.

Driveway parking for at least two cars

Rear Garden

Enclosed rear garden laid to lawn with mature apple tree, large patio accessed from the kitchen

Please note

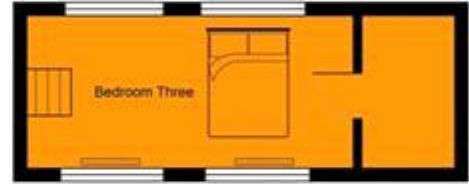
No smokers, No Pets

Affordability criteria for this property is £33,000 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 £1100
COUNCIL TAX BAND = E (Torfaen)
EPC band E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(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.