



Mary Street, Pontypridd

£800 pcm

*** Newly Refurbished***** Two bedroom terraced house in Cilfynydd with good transport links to Cardiff. The house comprises of a large lounge / diner, newly fitted modern kitchen, two bedrooms a newly fitted modern bathroom and a rear garden.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden |

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*** Two Bedroom House***

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Council Tax Band: B (RCT)
Deposit: £800
Holding Deposit: £184.61
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Lounge/diner

w: 4.43m x l: 6.32m (w: 14' 6" x l: 20' 9")

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

Kitchen

w: 2.7m x l: 3.55m (w: 8' 10" x l: 11' 8")

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

Range of wall and floor units, wood effect worktop, integrated electric hob, oven and extractor hood, stainless steel sink.

Bedroom 1

w: 1.88m x l: 2.99m (w: 6' 2" x l: 9' 10")

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

Bedroom 2

w: 2.51m x l: 4m (w: 8' 3" x l: 13' 1")

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

Bathroom

w: 2.8m x l: 2.18m (w: 9' 2" x l: 7' 2")

Smooth plastered ceiling and walls (tiled around wet areas), vinyl flooring, UPVC double glazed window to rear.

Bathroom suite includes a P shaped bath with mixer tap shower, pedestal washbasin and low level W.C

Garden

enclosed rear garden laid to lawn

Please note

No smokers, No Pets

Affordability criteria for this property is 24,000 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.

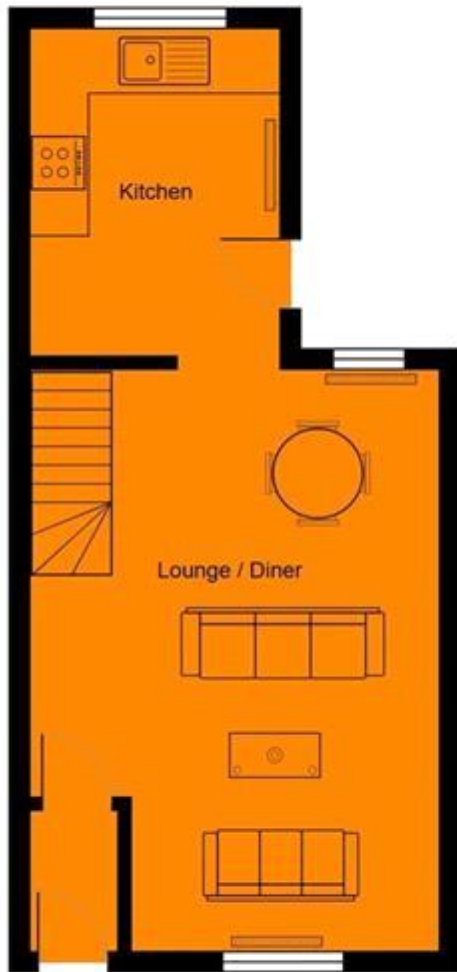
Bond £800

COUNCIL TAX BAND = B (RCT)

EPC band E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(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.