



Princess Street, Abertillery

£725 pcm

****New To Market****

Three bedroom terraced house in Abertillery within walking distance of the town centre. Comprises of a large lounge/diner, modern fitted kitchen and bathroom and three bedrooms. The property has recently been repainted and had new carpet fitted.

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

01495239686

info@smartletwales.co.uk

***** Available Now*****

******New To Market******

Three bedroom terraced house in Abertillery within walking distance of the town centre. Comprises of a large lounge/diner, modern fitted kitchen and bathroom and three bedrooms.

The property has recently been repainted and had new carpet fitted.

Council Tax Band: A (BGCBC)

Deposit: £725

Holding Deposit: £167.30

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Accessibility measures: Not suitable for wheelchair users

Lounge/diner

w: 3.28m x l: 7.02m (w: 10' 9" x l: 23')

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

Kitchen

w: 2.64m x l: 3.29m (w: 8' 8" x l: 10' 10")

Smooth plastered ceiling and walls, newly fitted vinyl, radiator, UPVC double glazed window to side. Range of wall and floor units, stainless steel sink, integrated ceramic hob and electric oven.

Bathroom

w: 2.64m x l: 1.45m (w: 8' 8" x l: 4' 9")

Smooth plastered ceiling with plastic panelled walls, vinyl flooring, radiator, UPVC double glazed window to side. Bathroom suite includes a full bath with mixer tap shower and glass shower screen, washbasin with vanity unit and low level W.C

Bedroom 1

w: 4.66m x l: 3.11m (w: 15' 3" x l: 10' 2")

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

Bedroom 2

w: 3.11m x l: 3.79m (w: 10' 2" x l: 12' 5")

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

Bedroom 3

w: 2.66m x l: 3.53m (w: 8' 9" x l: 11' 7")

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

Rear Garden

Small area of hardstanding with rear access gate

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.

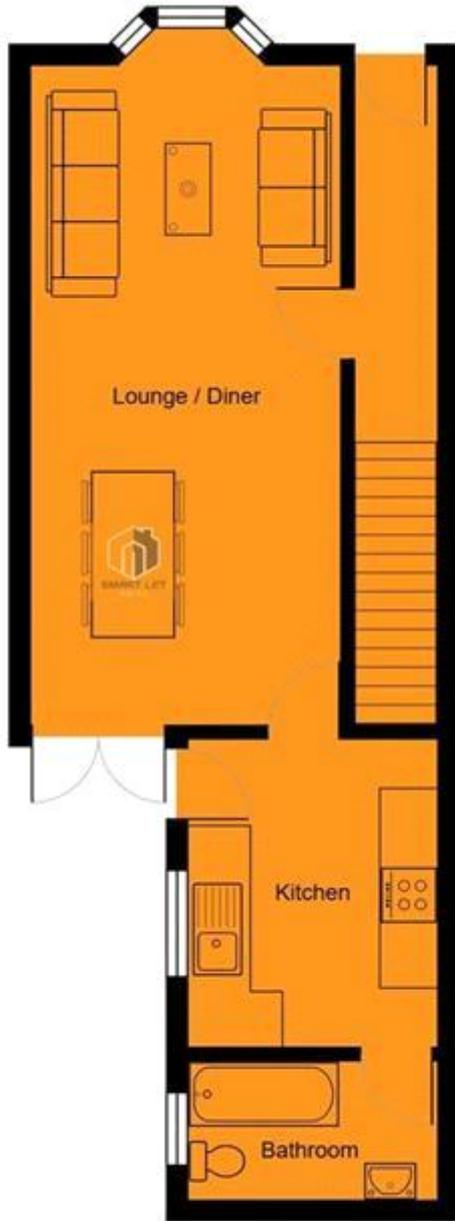
Bond £725

COUNCIL TAX BAND = A (BGCBC)

EPC band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	86
(69-80)	C	69
(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.