



## Park View, Waunlwyd, Ebbw Vale

### £750 pcm

\*\*\*\*\*NEW TO MARKET\*\*\*\*\*

Two bedroom terraced house in Waunlwyd close to local amenities, comprises of a lounge/dining room, kitchen, bathroom, and two bedrooms.

To view please contact Smart Let Wales

Double Glazing | Fitted Bathroom | Fitted Kitchen |

**01495239686**

info@smartletwales.co.uk

\*\*\*\*\*NEW TO MARKET\*\*\*\*\*

Two bedroom terraced house in Waunlwyd close to local amenities, comprises of a lounge/dining room, fitted kitchen, bathroom with full bath, and two bedrooms (one with a walk in wardrobe).  
To view please contact Smart Let Wales

Council Tax Band: A (BGCBC)

Deposit: £750

Holding Deposit: £173.07

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

**Lounge/diner**

w: 3.6m x l: 6.43m (w: 11' 10" x l: 21' 1")

Smooth plastered ceiling and walls, carpet, two radiators, UPVC double glazed windows to front and rear, electric fireplace with stone surround.

**Kitchen**

w: 2.32m x l: 3.33m (w: 7' 7" x l: 10' 11")

Smooth plastered ceiling and walls (partly clad), tiled flooring. radiator, UPVC double glazed widow and door to side. Range of wall and floor units, integrated electric hob and oven, overhead extractor hood and sink.

**Bathroom**

w: 2.74m x l: 1.29m (w: 9' x l: 4' 3")

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

Bathroom suite comprises of a full bath with mixer tap shower, wash basin in vanity unit and a low level W.C

**Bedroom 1**

w: 2.69m x l: 3.45m (w: 8' 10" x l: 11' 4")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to front, large walk in wardrobe with sliding mirror doors

**Bedroom 2**

w: 1.72m x l: 2.71m (w: 5' 8" x l: 8' 11")

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

**Please note**

No smokers, No Pets

Affordability criteria for this property is £22,500 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 £750

COUNCIL TAX BAND = A (BGCBC)

EPC band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.