



Bridge Road, Aberdare

£695 pcm

Two Bedroom terraced house, comprising of living room, kitchen/diner, utility room, upstairs bathroom, two bedrooms and enclosed rear garden.

Garden | Great view from garden | Double Glazing | Fitted Bathroom | Fitted Kitchen |

01495239686

info@smartletwales.co.uk

*****New to market*****

Two Bedroom terraced house, comprising of living room, kitchen/diner, utility room, upstairs bathroom, two bedrooms and enclosed rear garden.

Council Tax Band: A (RCT)
Deposit: £695
Holding Deposit: £160.38
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains

Lounge

w: 3.38m x l: 3.27m (w: 11' 1" x l: 10' 9")
Textured ceiling, smooth painted walls, carpet, two radiators, double glazed window to front

Kitchen/diner

w: 4.28m x l: 2.7m (w: 14' 1" x l: 8' 10")
Modern kitchen, smooth plastered ceiling and walls, vinyl flooring, radiator, double glazed window to rear, Range of wall and floor units, stainless steel sink, integrated oven and hob, extractor hood

Utility

w: 1.53m x l: 1.73m (w: 5' x l: 5' 8")
Textured ceiling, smooth plastered walls, vinyl flooring, double glazed window to side.

Bathroom

w: 1.73m x l: 1.81m (w: 5' 8" x l: 5' 11")
Textured ceiling, tiled walls, vinyl flooring, radiator, full bath, wash basin and WC.

Bedroom 1

w: 3.32m x l: 3.42m (w: 10' 11" x l: 11' 3")
Textured ceiling, smooth plastered walls, carpet, radiator, 2 double glazed windows to front

Bedroom 2

w: 2.5m x l: 2.57m (w: 8' 2" x l: 8' 5")
Textured ceiling, smooth plastered walls, carpet, radiator, double glazed window to rear

Rear Garden

Enclosed rear garden, large area of patio with lovely views

Please note

No smokers, No Pets
Affordability criteria for this property is £20,850 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 £695
COUNCIL TAX BAND = A (RCT)
EPC band: a new report has been commissioned for the property the previous rating was band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.