



The Birches, Pontnewydd, Cwmbran

£995 pcm

Three bedroom house comprising of large living / dining room, kitchen, three bedrooms, separate bathroom and W.C, enclosed rear garden.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden |

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Council Tax Band: C (Torfaen)

Deposit: £995

Holding Deposit: £229.61

Garden details: Private Garden

Entrance hall

w: 2.78m x l: 1.12m (w: 9' 1" x l: 3' 8")

smooth plastered walls, carpet, radiator, double glazed window and door to front.

Lounge/diner

w: 2.84m x l: 6.38m (w: 9' 4" x l: 20' 11")

smooth plastered, part papered walls, laminate flooring, radiators, double glazed windows to front and rear

Kitchen

w: 1.95m x l: 5.26m (w: 6' 5" x l: 17' 3")

smooth plastered walls, vinyl flooring, radiator,, double glazed window and door to rear garden.

Wall and floor units with sink.

Bedroom 1

w: 2.9m x l: 4.32m (w: 9' 6" x l: 14' 2")

Smooth plastered, part papered walls, carpet, radiator, double glazed window to front.

Bedroom 2

w: 2.79m x l: 1.96m (w: 9' 2" x l: 6' 5")

Smooth plastered, part papered walls, carpet, radiator, double glazed window to rear.

Bedroom 3

w: 1.83m x l: 3.34m (w: 6' x l: 10' 11")

Smooth plastered, part papered walls, carpet, radiator, double glazed window to front.

WC

w: 0.77m x l: 1.84m (w: 2' 6" x l: 6')

Papered walls, laminate flooring, double glazed window to rear. Low level W.C

Bathroom

w: 1.44m x l: 1.84m (w: 4' 9" x l: 6')

Part tiled and part cladded walls, vinyl flooring, radiator, double glazed window to rear, full bath with mixer tap shower and wash basin

Rear Garden

Enclosed rear lawn with small area of patio

Please note

No smokers, No Pets

Affordability criteria for this property is £29,850 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.

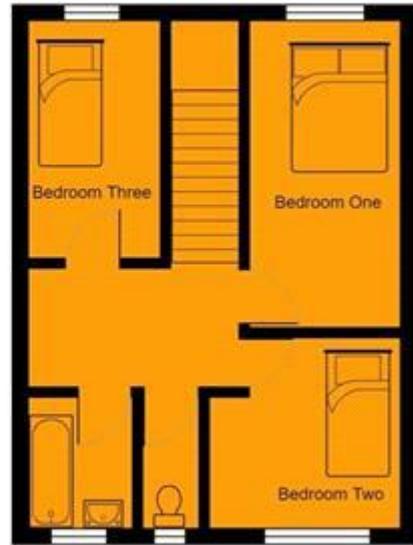
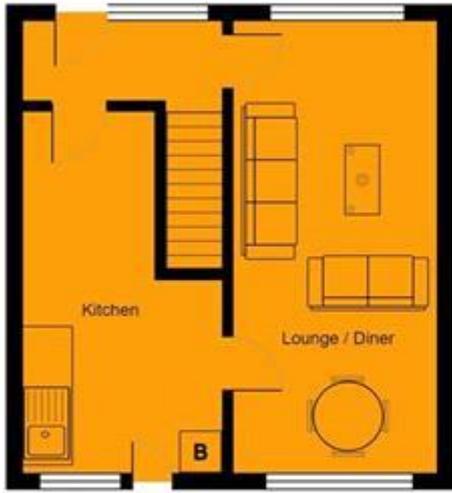
Bond £995

COUNCIL TAX BAND = A (BGCBC)

EPC band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	74	
(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.