



Beaufort Street, Brynmawr, NP23 4AE

£650 pcm

Smart Let Wales are pleased to bring to market this recently decorated, two bedroom, first floor flat situated in the heart of Brynmawr. It comprises of a large lounge / kitchen, two bedrooms, a utility room and a bathroom.

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

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Two Bedroom Flat

Smart Let Wales are pleased to bring to market this recently decorated, two bedroom, first floor flat situated in the heart of Brynmawr and close to local amenities. It comprises of a large lounge / kitchen, two bedrooms, a utility room with plumbing for a washing machine and a bathroom with full bath and rainforest shower.

The property does not come with any outside space or parking but there are two free carparks close by.

To view this property please contact Smart Let Wales.

Council Tax Band: A (BGCBC)

Deposit: £650

Holding Deposit: £150

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Accessibility measures: Not suitable for wheelchair users

Kitchen/lounge

w: 5.53m x l: 4.41m (w: 18' 2" x l: 14' 6")

Smooth plastered ceiling and walls, wood effect laminate flooring, two radiators, two UPVC double glazed windows to front.

Kitchen comprises of a range of wall and floor units, stainless steel sink.

Bedroom 1

w: 2.65m x l: 5.11m (w: 8' 8" x l: 16' 9")

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

Bathroom

w: 1.64m x l: 2.12m (w: 5' 5" x l: 6' 11")

Smooth plastered ceiling, tiled walls, vinyl flooring, radiator, UPVC double glazed window to side.

Bathroom suite includes a newly fitted bath, overhead rainforest shower with mixer tap, pedestal washbasin and low level W.C

Utility

w: 2.54m x l: 2m (w: 8' 4" x l: 6' 7")

Smooth plastered ceiling and walls, wood effect laminate flooring, radiator, UPVC double glazed window to side.

Section of work top and one base unit.

Bedroom 2

w: 2.53m x l: 3.71m (w: 8' 4" x l: 12' 2")

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

Please note

PLEASE NOTE

No smokers, No pets

Affordability criteria for this property is £19,500 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 £650

COUNCIL TAX BAND = A (BGCBC)

EPC band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79
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.