



## Pennant Street, Ebbw Vale

£750 pcm

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

Recently repainted with new carpet throughout this deceptively large; 2 bed terrace house comprises of a lounge/diner, modern kitchen, two good sized bedrooms and a possible dressing room, plus a large family bathroom. The property also benefits from an enclosed rear garden.

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

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## AVAILABLE NOW

\*\*\*\*NEW TO MARKET & AVAILABLE NOW\*\*\*\*

Recently repainted with new carpet throughout this deceptively large; 2 bed terrace house comprises of a lounge/diner, modern kitchen, two good sized bedrooms, a possible dressing room and a large family bathroom with full bath and separate shower cubicle. The property also benefits from an enclosed rear garden. To view this property please contact Smart Let Wales.

Council Tax Band: B (BGCBC)

Deposit: £750

Holding Deposit: £173.07

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

### Lounge/diner

w: 4.89m x l: 6.5m (w: 16' 1" x l: 21' 4")

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

### Kitchen

w: 3.07m x l: 4.08m (w: 10' 1" x l: 13' 5")

wood clad ceiling smooth plaster/part tiled walls, tile effect laminate flooring, radiator, UPVC double glazed door to side and window to rear. Range of wall and floor units with worktop, stainless steel single bowl sink.

### Bedroom 1

w: 4.8m x l: 2.53m (w: 15' 9" x l: 8' 4")

Textured ceiling, smooth plastered walls, newly fitted carpet, radiator, two UPVC double glazed windows to front.

### Dressing Room

w: 2.64m x l: 2.63m (w: 8' 8" x l: 8' 8")

Smooth plastered ceiling and walls, newly fitted carpet.

### Bedroom 2

w: 2.11m x l: 3.83m (w: 6' 11" x l: 12' 7")

Smooth plastered ceiling and part tiled walls, newly fitted vinyl flooring, chrome towel radiator, UPVC double glazed window to rear.

Bathroom suite comprises of a full bath, washbasin in vanity unit, low level W.C and separate corner shower cubicle with mixer tap shower.

### Rear Garden

Enclosed area of hard standing accessed via stairs from the back door, gated rear access.

### 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 £795

COUNCIL TAX BAND = B (BGCBC)

EPC band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.