



## Wordsworth Street, Cwmaman, Aberdare

### £735 pcm

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

The bedroom terraced house comprising of a large lounge/diner, modern kitchen, modern bathroom with separate W.C, three good sized bedrooms and an enclosed rear garden.

To view this property please contact Smart Let Wales Ltd

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | High Ceilings |

**01495239686**

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Council Tax Band: A (RCT)

Holding Deposit: £169.61

Garden details: Rear Garden

**Lounge/diner**

w: 3.78m x l: 6.33m (w: 12' 5" x l: 20' 9")

Papered ceiling, smooth plastered walls, carpet, two radiators, UPVC double glazed window to front

**Kitchen**

w: 4.02m x l: 3.5m (w: 13' 2" x l: 11' 6")

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

Range of wall and floor units with worktop, stainless steel sink, integrated oven and hob.

**WC**

w: 0.83m x l: 1.63m (w: 2' 9" x l: 5' 4")

Smooth plastered ceiling and walls, vinyl flooring, UPVC double glazed window to rear, low level W.C

**Bathroom**

w: 1.6m x l: 1.63m (w: 5' 3" x l: 5' 4")

Smooth plastered ceiling and part cladded walls, vinyl flooring, UPVC double glazed window to rear, full bath with mixer tap shower, glass shower screen, pedestal washbasin.

**Bedroom 1**

w: 2.94m x l: 2.94m (w: 9' 8" x l: 9' 8")

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

**Bedroom 2**

w: 2.44m x l: 3.36m (w: 8' x l: 11')

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

**Bedroom 3**

w: 2.14m x l: 2.4m (w: 7' x l: 7' 10")

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

**Garden**

Enclosed garden with rear access gate, raised area of decking and raised area laid with gravel, small plastic garden shed.

**Please note**

No smokers, No Pets

Affordability criteria for this property is £23,850 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.

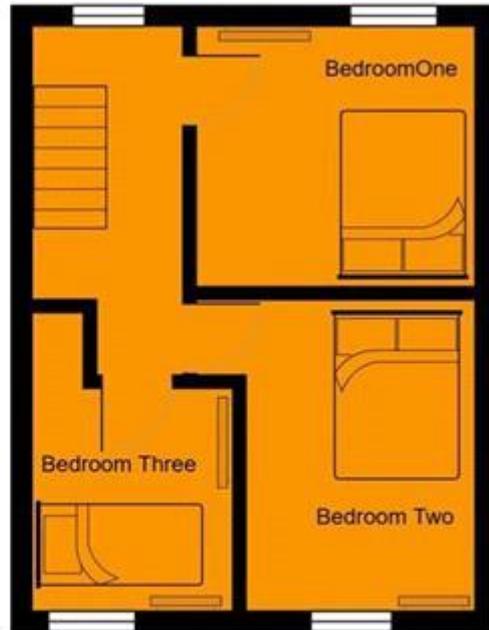
Bond £795

COUNCIL TAX BAND = A (RCT)

EPC band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>57</b>	
<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.