



Aberbeeg Road, Abertillery

£795 pcm

A Three bedroom terraced house comprising of a large lounge/diner, modern kitchen, modern bathroom, three bedrooms and an enclosed rear yard.

To view this property please contact Smart Let Wales Ltd

Double Glazing | Fitted Bathroom | Fitted Kitchen |

01495239686

info@smartletwales.co.uk

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

A Three bedroom terraced house comprising of a large lounge/diner, modern kitchen, modern bathroom, three bedrooms and an enclosed rear yard.

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Council Tax Band: B (BGCBC)

Deposit: £795

Holding Deposit: £183.46

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Lounge/diner

w: 3.92m x l: 7.4m (w: 12' 10" x l: 24' 3")

Smooth plastered walls, carpet and vinyl flooring, two radiators and UPVC double glazed windows to front and rear

Kitchen

w: 2.55m x l: 2.27m (w: 8' 4" x l: 7' 5")

Smooth plastered walls and ceiling, tiled flooring, radiator, UPVC double glazed window and door to garden. Range of wall and floor units with worktop, integrated electric oven and hob, stainless steel sink

Bathroom

w: 2.55m x l: 2.27m (w: 8' 4" x l: 7' 5")

Plastic tile effect paneled walls, vinyl flooring, radiator, UPVC double glazed window to side.

Bathroom suite includes a full bath with mixer tap shower, pedestal washbasin and W.C

Bedroom 1

w: 3.22m x l: 3.59m (w: 10' 7" x l: 11' 9")

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

Bedroom 2

w: 2.4m x l: 4.07m (w: 7' 10" x l: 13' 4")

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

Bedroom 3

w: 2.16m x l: 3.08m (w: 7' 1" x l: 10' 1")

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

Rear Garden

Small enclosed courtyard garden

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 = B (BCCBC)

EPC band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	73	
(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.