



## North Road, Newbridge, Newport

**£1,195 pcm**

We are pleased to market this deceptively large, four bedroom, two bathroom property situated in the heart of Newbridge. Comprising of a very large living room, dining room, modern kitchen, downstairs shower room, four bedrooms, modern bathroom and a small courtyard garden.

**01495239686**

[info@smartletwales.co.uk](mailto:info@smartletwales.co.uk)

## **\*\* Four Bedrooms\*\* Fully Refurbished\*\***

We are pleased to market this deceptively large, four bedroom, two bathroom property. Recently renovated throughout it is situated in the heart of Newbridge a short walk from the local train station and amenities. Comprising of a very large living room, separate dining room, modern fitted kitchen, downstairs shower room, four bedrooms, modern bathroom and a small courtyard garden this property really has to be seen.

To arrange a viewing please contact Smart Let Wales.

Council Tax Band: C (Caerphilly )

Deposit: £1,195

Holding Deposit: £275.76

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

### **Living room**

w: 7.48m x l: 5.02m (w: 24' 6" x l: 16' 6")

Smooth plastered walls and ceiling, newly fitted carpet, two radiators, two UPVC double glazed windows to front.

### **Shower**

w: 2.6m x l: 1.92m (w: 8' 6" x l: 6' 4")

Smooth plastered walls and ceiling (tiled around wet areas) newly fitted vinyl flooring, wall mounted electric heater.

Bathroom suite comprises of a large shower enclosure with electric shower, vanity unit with washbasin, low level W.C

### **Dining**

w: 3.93m x l: 3.87m (w: 12' 11" x l: 12' 8")

Smooth plastered walls and ceiling, newly fitted carpet, radiator, UPVC double glazed window and door to side.

### **Kitchen**

w: 2.16m x l: 3.44m (w: 7' 1" x l: 11' 3")

Smooth plastered walls and ceiling (tiled around worktops, newly fitted vinyl flooring, radiator, UPVC double glazed window and door to side.

Range of wall and floor units with worktop, integrated electric hob and oven, overhead extractor and black single bowl sink.

### **Bedroom 1**

w: 3.37m x l: 5.03m (w: 11' 1" x l: 16' 6")

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

### **Bedroom 2**

w: 4.14m x l: 4.06m (w: 13' 7" x l: 13' 4")

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

### **Bedroom 3**

w: 4.1m x l: 2.59m (w: 13' 5" x l: 8' 6")

Smooth plastered walls and ceiling, newly fitted carpet, radiator, UPVC double glazed windows to side.

### **Bedroom 4**

w: 3.25m x l: 2.22m (w: 10' 8" x l: 7' 3")

Smooth plastered walls and ceiling, newly fitted carpet, radiator, UPVC double glazed windows to side.

### **Bathroom 2**

w: 2.89m x l: 2.29m (w: 9' 6" x l: 7' 6")

Smooth plastered walls and ceiling (tiled around wet areas) newly fitted vinyl flooring, radiator, UPVC double glazed window to side.

Bathroom suite comprises of a full bath with rain forest shower, vanity unit with washbasin and a low level W.C

### **Garden**



Small enclosed courtyard.

**Please note**

PLEASE NOTE

No smokers, pets may be considered.

Affordability criteria for this property is £36,000 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 £1195

COUNCIL TAX BAND = C (Caerphilly)

EPC band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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.