



Wood Street, Maerdy, Ferndale

£800 pcm

****Fully Renovated****

This newly refurbished house in Maerdy is available to rent, comprising of a lounge/diner, modern kitchen, utility room, modern bathroom, three bedrooms (plus an attic room) and an enclosed rear garden

To view this property please contact Smart Let Wales

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

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****Fully Renovated Throughout****

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This newly refurbished house in Maerdy, is a short walk from the local amenities and is available to rent immediately. It comprises of a lounge/diner, modern kitchen, utility room, modern bathroom, three bedrooms (plus an attic room) and an enclosed rear garden. To view this property please contact Smart Let Wales

Council Tax Band: A (RCT)

Deposit: £800

Holding Deposit: £184.61

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Lounge/diner

w: 4.33m x l: 3.88m (w: 14' 2" x l: 12' 9")

Smooth plastered walls and ceiling, wood effect laminate flooring, radiator, UPVC double glazed windows to front and rear

Kitchen

w: 3.37m x l: 2.3m (w: 11' 1" x l: 7' 7")

Smooth plastered walls and ceiling, wood effect laminate flooring, UPVC double glazed window rear. Range of wall and floor units with worktop, single bowl sink, ceramic hob, electric oven, extractor hood.

Utility

w: 2.78m x l: 1.59m (w: 9' 1" x l: 5' 3")

Smooth plastered walls and ceiling, wood effect laminate flooring, radiator, UPVC double glazed window and door to side. Wall units and section of worktop

Bathroom

w: 2.78m x l: 1.38m (w: 9' 1" x l: 4' 6")

Smooth plastered walls (tiled around wet areas) smooth plastered ceiling, vinyl flooring, radiator, UPVC double glazed window rear. Bathroom suite includes a full bath with mixer tap shower, washbasin in vanity unit and a low level W.C

Bedroom 1

w: 2.69m x l: 2.47m (w: 8' 10" x l: 8' 1")

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

Bedroom 2

w: 2.75m x l: 3.76m (w: 9' x l: 12' 4")

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

Bedroom 3

w: 1.57m x l: 2.83m (w: 5' 2" x l: 9' 3")

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

Attic Room

w: 4.29m x l: 2.31m (w: 14' 1" x l: 7' 7")

Smooth plastered walls and ceiling, newly fitted carpet, radiator, UPVC double glazed velux window

Rear Garden

Enclosed rear garden laid with artificial grass and with a raised lawn area of natural grass.

The garden does include access to a garage / storage shed however this is not water tight at present.

Please note

No smokers, No pets.


Affordability criteria for this property is 24,000 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 £800
COUNCIL TAX BAND = A (RCT)
EPC - 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		
	70	78
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.