



Brynonen, Eureka Place, Ebbw Vale

£795 pcm

Two bedroom flat, split over two floors, to rent in Ebbw Vale, close to local amenities. Comprises of a large lounge/diner, modern kitchen, two large bedrooms and a modern bathroom. This property also benefits from off road parking.

Fitted Bathroom | Fitted Kitchen | Integrated Appliances | Off-street parking |

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**** **Just added** ****

Set in a lovely location this modern two bedroom flat is split over two floors and situated close to local amenities. It offers a large light lounge / diner, modern kitchen, two large bedrooms and a modern bathroom with both a freestanding bath and a separate shower cubicle..

This property also benefits from off road parking.
To view this property please contact Smart Let Wales

Council Tax Band: A (BGCBC)

Deposit: £795

Holding Deposit: £183.46

Parking options: Driveway

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Accessibility measures: Not suitable for wheelchair users

Lounge/diner

w: 6.6m x l: 4.01m (w: 21' 8" x l: 13' 2")

Smooth plastered walls and ceiling, carpet, two electric radiators, two UPVC double glazed windows to side.

Kitchen

w: 3.31m x l: 4.19m (w: 10' 10" x l: 13' 9")

Smooth plastered walls and ceiling, vinyl flooring, electric radiator, two UPVC double glazed windows.

Modern kitchen has a range of stylish units with worktop, single bowl sink, integrated electric oven and hob, extractor hood

Bedroom 1

w: 3.44m x l: 4.73m (w: 11' 3" x l: 15' 6")

Smooth plastered walls and ceiling, carpet, electric radiator, two UPVC double glazed windows

Bedroom 2

w: 3.48m x l: 4.73m (w: 11' 5" x l: 15' 6")

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

Bathroom

w: 3.02m x l: 1.77m (w: 9' 11" x l: 5' 10")

Smooth plastered walls and ceiling (tiled around wet areas) vinyl flooring, electric ladder style radiator, UPVC double glazed window. Bathroom suite includes a large walk in shower, free standing bath, wash basin and low level W.C

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.

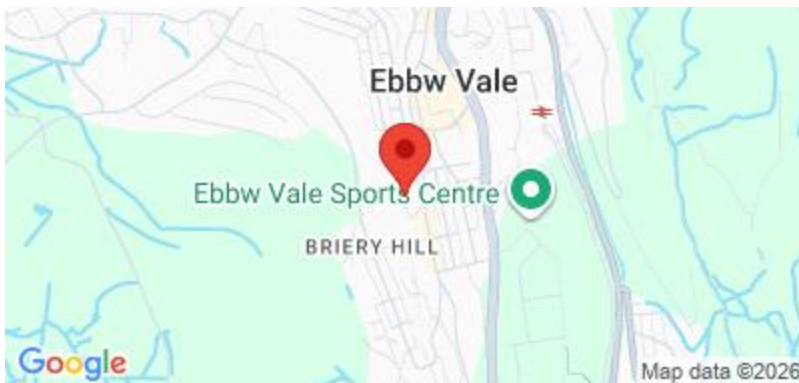
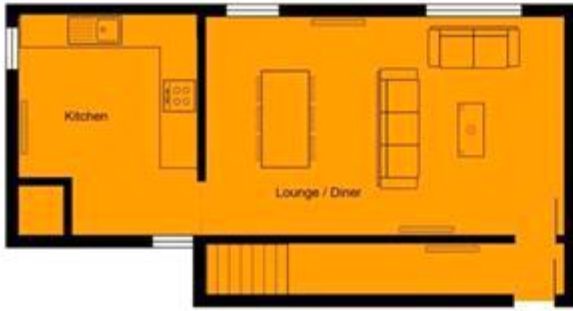
On completion of a tenancy agreement the holding deposit amount will be deducted from the first month's rent payment.

Bond £795

COUNCIL TAX BAND = A (BGCBC)







| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 61 | |
| (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.