



## The Newlands, Mardy, Abergavenny

**£1,100 pcm**

A lovely two bedroom, mid terraced property situated in the popular residential area of Mardy on the northern edge of Abergavenny. It comprises of a lounge, kitchen/diner, two bedrooms, bathroom, rear garden, off road parking and a single garage. To view this property please contact Smart Let Wales.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garage | Garden | Off-street parking |

**01495239686**

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\*\*\*\*\*Available Now\*\*\*\*\*

A modern two-bedroom mid-terrace home set within a popular residential development in the village of Mardy, on the northern edge of Abergavenny. The property offers thoughtfully arranged accommodation, beginning with an entrance hall leading to a well proportioned lounge and modern kitchen and dining area with a pleasing outlook over the garden. Upstairs, the main bedroom is to the front of the property, while a second single bedroom and a three-piece bathroom complete the first floor. Outside, the garden has a large area of patio and a section of lawn which create an attractive and sunny space for relaxing or entertaining, while remaining largely low maintenance. The property also benefits from driveway parking leading to a single garage. The property also benefits from excellent residential location within easy reach of the village's local amenities and just over a mile from the wide range of shops, cafés, and services available in Abergavenny.



Council Tax Band: c (Monmouthshire)

Deposit: £1,100

Holding Deposit: £253.84

Parking options: Driveway

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

**Lounge**

w: 3.92m x l: 3.86m (w: 12' 10" x l: 12' 8")

Smooth plaster ceiling and walls, wood effect laminate flooring, radiator, double glazed window to front



**Kitchen/diner**

w: 3.92m x l: 2.6m (w: 12' 10" x l: 8' 6")

Smooth plastered ceiling and walls, wood effect laminate flooring, radiator double glazed window and door to rear. Range of wall and floor units with worktop, stainless steel single bowl sink, integrated ceramic hob and electric oven.



**Bedroom 1**

w: 3.92m x l: 2.84m (w: 12' 10" x l: 9' 4")

Smooth plastered ceiling and walls, carpet, radiator, two double glazed windows to front

**Bedroom 2**

w: 1.92m x l: 2.67m (w: 6' 4" x l: 8' 9")

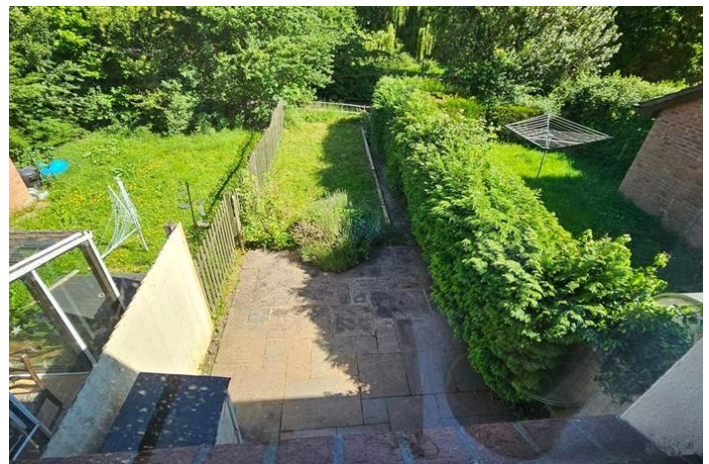
Smooth plastered ceiling and walls, carpet, radiator, double glazed window to rear

**Bathroom**

w: 1.93m x l: 1.68m (w: 6' 4" x l: 5' 6")

Smooth plastered ceiling, tiled walls and floor, radiator, double glazed window to rear.

Bathroom suite comprises of a full bath with electric shower, pedestal washbasin and low level W.C



**Rear Garden**

Large area of patio and a level area of lawn

**Please note**

No smokers,  
Affordability criteria for this property is £33,000 per annum, otherwise a Guarantor will be required.

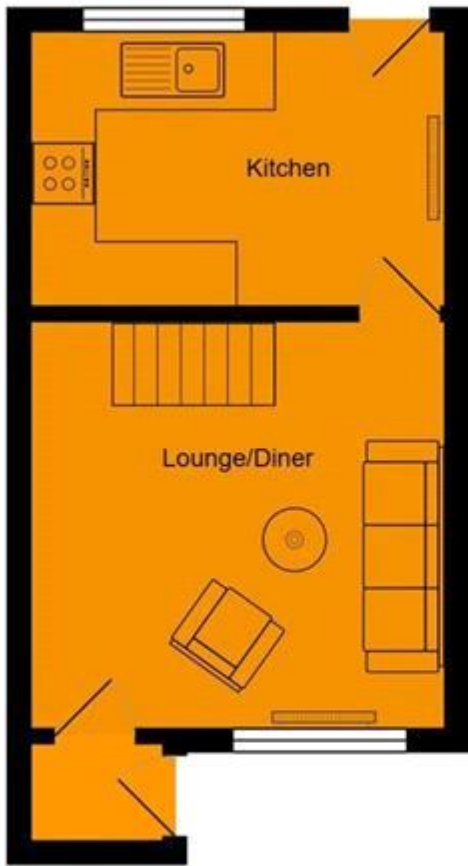
Holding fee of one weeks rent

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 £1,100

COUNCIL TAX BAND = C (Monmouthshire)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>73</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>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.