



Lower Coedcae, Nantyglo, Ebbw Vale

£800 pcm

Delightful two bedroom cottage set in a quiet location in Nantyglo.

This property comprises of a lounge, kitchen, bathroom, utility space and two bedrooms but the highlight has to be the full width double glazed conservatory at the back of the house with stunning views of the garden and scenery.

Conservatory | Double Glazing | Fitted Bathroom | Fitted Kitchen | Garage | Garden | Great view from garden | Off-street parking |

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*******Must be seen*******

Smart Let Wales are pleased to be able to market this delightful two bedroom cottage set in a quiet location in Nantyglo. This property has lots of character and comprises of a lounge, kitchen, bathroom, utility space and two bedrooms but the highlight has to be the full width double glazed conservatory at the back of the house which offers stunning views of the garden and local scenery. If you are looking for the idyllic spot to rest and relax this property may just be for you.

Council Tax Band: A (BGCBC)
Deposit: £800
Holding Deposit: £184.61
Parking options: Off Street
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains

Entrance hall

w: 2.02m x l: 1.81m (w: 6' 8" x l: 5' 11")
Smooth plastered ceiling and walls, laminate flooring, UPVC double glazed window and door to front.

Bathroom

w: 1.74m x l: 1.81m (w: 5' 9" x l: 5' 11")
Plastic cladding to ceiling and walls, vinyl flooring, UPVC double glazed window to side.
Full bath with over head shower, vanity unit with washbasin and low level W.C

Lounge/Kitchen Diner

w: 6.02m x l: 3.72m (w: 19' 9" x l: 12' 2")
Smooth plastered ceiling and walls, carpet (vinyl in kitchen area), radiator, three sets of UPVC French doors leading into the conservatory, The kitchen comprises of a range of wall and floor units, integrated electric hob and oven with a single bowl composite sink.

Conservatory

w: 5.87m x l: 3.1m (w: 19' 3" x l: 10' 2")
Stunning Grey UPVC framed double glazed conservatory with tiled floor, access to the garden through a set of UPVC French doors

Bedroom 1

w: 3.05m x l: 3.74m (w: 10' x l: 12' 3")
Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to rear

Bedroom 2

w: 1.99m x l: 3.74m (w: 6' 6" x l: 12' 3")
Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to rear

Garden

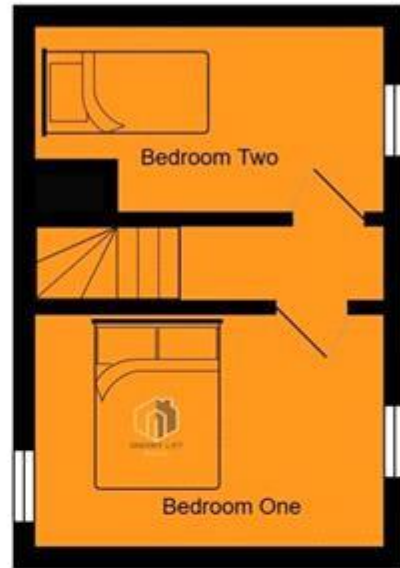
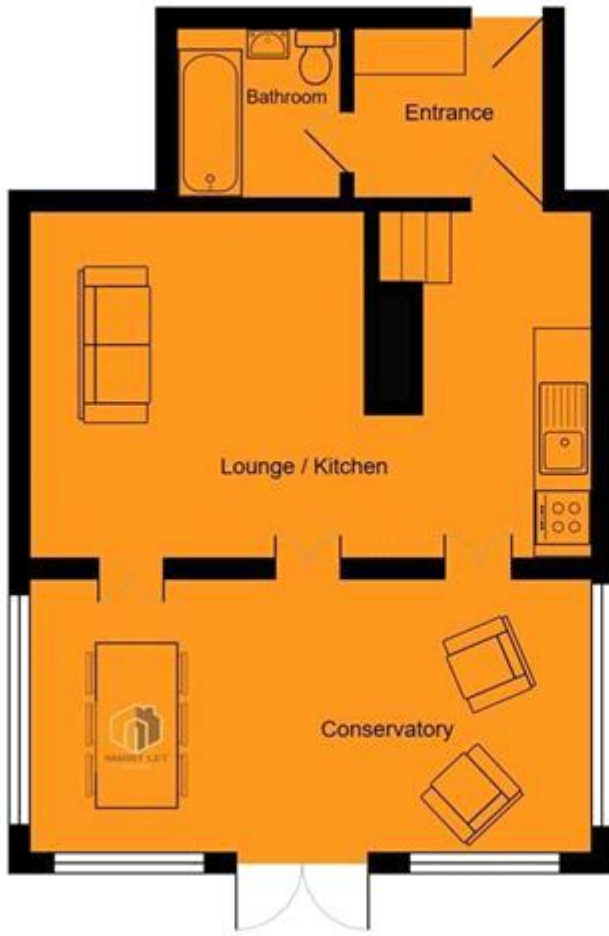
Enclosed garden with a large patio area, two sections of lawn separated by a pathway, mature trees and hedges, picturesque views of the local countryside

Please note

No smokers,
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 (BGCBC)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(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.