



Lewis Street, Pentre

£1,100 pcm

Recently refurbished to a high standard, this impressive four-bedroom end-terrace home in Pentre offers spacious accommodation with a large lounge/diner, two bathrooms, modern kitchen and comfortable family living. A fantastic rental opportunity, combining style, space and convenience.

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

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**** Four Bedrooms** Fully Refurbished****

Recently refurbished to offer modern, comfortable living, this impressive four-bedroom end-terrace property in Pentre is an excellent rental opportunity. The home features a spacious lounge/diner (ideal for relaxing and entertaining) a modern kitchen, four well-proportioned bedrooms and two bathrooms providing convenience for busy households. Combining contemporary finishes with generous accommodation, this property is perfectly suited to families seeking a stylish and practical home in a convenient location. The property also benefits from a rear garden and single garage. To view, please contact Smart Let Wales

Council Tax Band: B (RCT)

Deposit: £1,100

Holding Deposit: £253.84

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Entrance hall

Double glazed entrance door, painted finish to walls and ceiling, stairs leading to first floor

Lounge/diner

w: 3.47m x l: 6.64m (w: 11' 5" x l: 21' 9")

Double glazed windows to front and rear aspects, painted finish to walls and ceiling, carpet, radiators.

Kitchen

w: 2.98m x l: 4.07m (w: 9' 9" x l: 13' 4")

Double glazed window to side aspect, painted finish to walls and ceiling, wood effect vinyl, modern kitchen with base and wall cabinets, bowl and a half single drainer sink, tiled splash backs, electric oven, hob and extractor fan, cupboard housing central heating boiler.

Bathroom

w: 2.24m x l: 1.49m (w: 7' 4" x l: 4' 11")

Double glazed window to side aspect with obscured glass, painted finish to ceiling, tiled and painted finish to walls, tiled floor, full bath, low level WC, wash hand basin set in vanity unit, heated towel rail.

Bedroom 1

w: 2.62m x l: 3.8m (w: 8' 7" x l: 12' 6")

Double glazed window to front aspect, painted finish to walls and ceiling, radiator, carpet.

Bedroom 2

w: 3.1m x l: 2.77m (w: 10' 2" x l: 9' 1")

Double glazed window to rear aspect, painted finish to walls and ceiling, radiator, carpet

Bedroom 3

w: 1.26m x l: 2.89m (w: 4' 2" x l: 9' 6")

Double glazed window to front aspect, painted finish to walls and ceiling, radiator, carpet

Shower

Double glazed window to rear aspect, painted finish to walls and ceiling, radiator.
in vanity unit, low level WC, shower enclosure with shower, tiled flooring.

Bedroom 4

w: 1.03m x l: 2.98m (w: 3' 5" x l: 9' 9")

Double glazed window to rear aspect, painted finish to walls and ceiling, radiator, carpet

Rear Garden



An enclosed rear garden with double gates could be used as a garden or parking area.
Single garage with up and over door

Please note

No smokers, Pets maybe considered
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 £1100
COUNCIL TAX BAND = B (RCT)
EPC band 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		
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 Accuracy 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.