



13B Nine mile Point

£750 pcm

Newly renovated, this two-bedroom, ground-floor flat in Wattsville, offers a stylish new kitchen, modern bathroom and new flooring throughout. The property also benefits from off-street parking and a small private garden. An excellent rental opportunity with good transport links to the M4

Double Glazing | Fitted Bathroom | Fitted Kitchen |

01495239686

info@smartletwales.co.uk

*****Available Now*****

Newly renovated, this attractive two-bedroom ground-floor flat in Wattsville offers comfortable and modern living. The property features a stylish new kitchen, contemporary bathroom and new flooring throughout. Further benefits include off-street parking and a small private garden, ideal for enjoying the outdoors. Conveniently located with good transport links to the M4, making it an excellent choice for commuters to either Newport, Cardiff or Bristol. To view this property please contact Smart Let wales.

Council Tax Band: A (Caerphilly)

Deposit: £750

Holding Deposit: £173.07

Garden details: Private Garden

Kitchen

w: 3.08m x l: 2.49m (w: 10' 1" x l: 8' 2")

Textured ceiling, smooth plastered walls (tiled around worktops), radiator, newly fitted vinyl flooring.

Newly installed modern kitchenm, range of wall and floor units with worktop, 1 1/2 bowl sink, integrated ceramic hob and electric oven.

Bathroom

w: 1.98m x l: 1.69m (w: 6' 6" x l: 5' 7")

Smooth plastered cceiling, cladded walls, vinyl flooring, ladder style radiator.

Newly installed double shower enclosure with overhead rainforest shower, wall mounted washbasin with drawer unit and low level W.C

Bedroom 2

w: 1.9m x l: 3.9m (w: 6' 3" x l: 12' 10")

Textured ceiling, smooth plastered walls, newly fitted carpet, radiator, UPVC double glazed window to side

Lounge

w: 3.52m x l: 3.65m (w: 11' 7" x l: 12')

Textured ceiling, smooth plastered walls, newly fitted carpet, radiator, UPVC double glazed window to front

Bedroom 1

w: 2.64m x l: 2.71m (w: 8' 8" x l: 8' 11")

Textured ceiling, smooth plastered walls, newly fitted carpet, radiator, UPVC double glazed window to rear

Rear Garden

Enclosed area of patio to rear with great views, staired access to parking spaces behind.

Please note

Holding fee of one weeks rent, required income for this property is £22,500

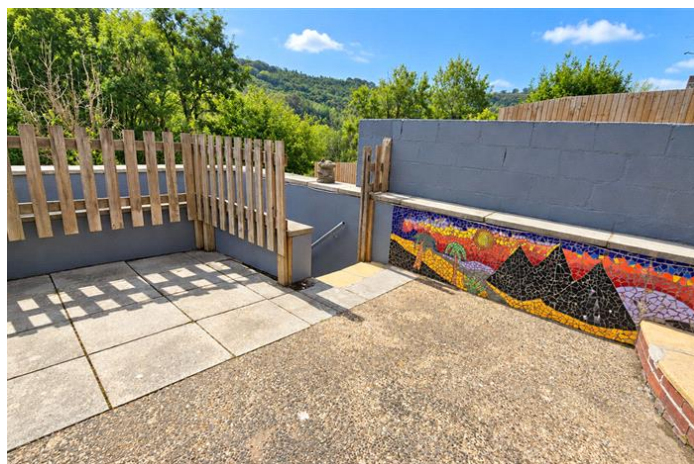
The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement or fail to take reasonable steps to enter a tenancy agreement.

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

Bond £750

COUNCIL TAX BAND = A

Tenants will be responsible for all utilities and council tax at the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(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.