





Commercial Road, Aberbeeg, Abertillery

£750 pcm

Newly renovated two-bedroom, two reception, terraced house in Aberbeeg, featuring a brand-new kitchen, modern bathroom and new flooring throughout. The property also benefits from a small rear garden, offering comfortable, stylish living in a convenient location. An excellent rental opportunity.

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

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SMART LET
WALES

*** Available Now***

Newly renovated, this attractive two-bedroom, two reception, terraced house in Aberbeeg offers stylish and comfortable living. The property features a brand-new fitted kitchen, contemporary bathroom and new flooring throughout, creating a fresh, modern feel. Outside, there is a small rear garden, ideal for relaxing and enjoying the outdoors. Conveniently located close to local amenities and transport links, this is an excellent rental opportunity. Contact Smart Let Wales to arrange a viewing.

Council Tax Band: A (BGCBC)
Deposit: £750
Holding Deposit: £173.07
Garden details: Rear Garden



Living room
w: 3.09m x l: 3.84m (w: 10' 2" x l: 12' 7")
Textured ceiling, smooth plastered walls, newly fitted carpet, radiator, UPVC double glazed window to front

Dining
w: 4.06m x l: 3.8m (w: 13' 4" x l: 12' 6")
Textured ceiling, smooth plastered walls, newly fitted carpet, radiator, UPVC double glazed window to front

Kitchen
w: 2.67m x l: 2.33m (w: 8' 9" x l: 7' 8")
Smooth plastered ceiling and walls (cladded around worktops), newly fitted vinyl, radiator, UPVC double glazed door and window to rear. Newly installed kitchen with range of wall and floor units, worktop, single bowl sink, integrated gas hob and electric oven, overhead extractor hood.

Reposit
Rent without a deposit

Bedroom 1
w: 3.13m x l: 3.67m (w: 10' 3" x l: 12')
Textured ceiling, smooth plastered walls, newly fitted carpet, radiator, UPVC double glazed window to front



Bedroom 2
w: 4.09m x l: 3.66m (w: 13' 5" x l: 12')
Textured ceiling, smooth plastered walls, newly fitted carpet, radiator, UPVC double glazed window to front

Bathroom
w: 2.73m x l: 2.51m (w: 8' 11" x l: 8' 3")
Textured ceiling, smooth plastered walls, cladded around wet areas, newly fitted vinyl, radiator, UPVC double glazed window to side. Modern bathroom suite includes full bath with mixer tap shower, pedestal washbasin and low level W.C

Rear Garden
Attractive enclosed rear patio garden.



Please note
No smokers
Affordability criteria for this property is £22,500 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 £750
COUNCIL TAX BAND = A (BGCBC)











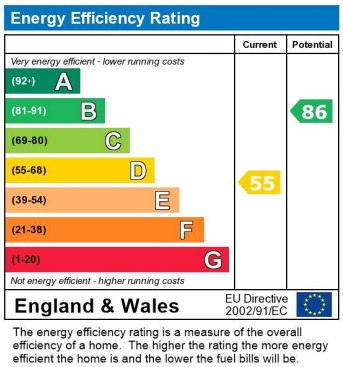

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.