



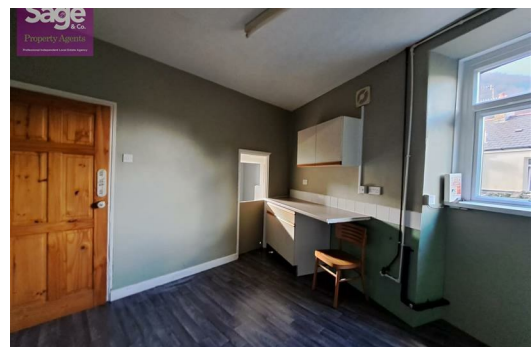
2 Silver Street, Pontywaun, Crosskeys, NP11 7FX

£750 PCM


Sage & Co are pleased to offer TO LET this TWO BEDROOM END TERRACE PROPERTY set in the quiet location of Pontywaun located on the edge of the well renowned CWMCARN FOREST DRIVE AND BRECON AND MONMOUTHSHIRE CANAL, close to local amenities including local Primary school, village shops, pubs and restaurant and a stones throw from A467. The bus route is situated on the doorstep and Crosskeys TRAIN STATION is a short drive or 15 mins walking distance. The property comprises to the ground floor a LIVING ROOM , KITCHEN/DINER and shower room, whilst to the first floor are TWO DOUBLE BEDROOMS. Further benefits include double glazing and gas central heating.

VIEWING HIGHLY RECOMMENDED

Applicants will require an annual income of over £25,714.28
Holding deposit £172.41



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 Email: cwmbran@sageandco.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 