



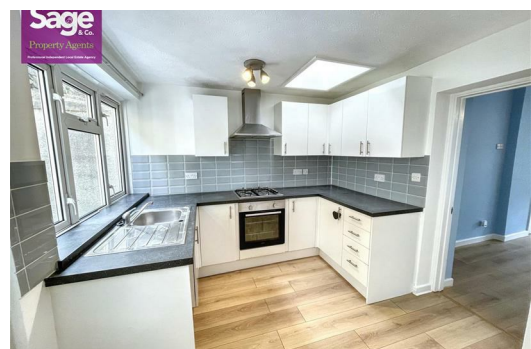
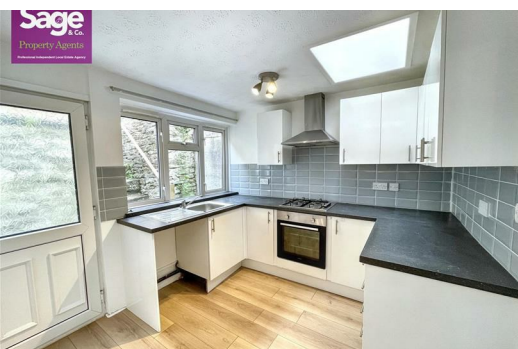
**9 Commercial Road, Abercarn, Newport, NP11 5AH**  
**£900 PCM**

SAGE AND CO are pleased to offer TO LET spacious well presented THREE BEDROOM mid terraced property situated in Abercarn The property is close to local amenities, schools and transport links. Briefly comprises lounge / dining room, Modern kitchen, r family bathroom, enclosed rear garden. Gas central heating and double glazed throughout.

AVAILABLE NOW  
VIEWING HIGHLY RECOMMENDED

Applicants will require an annual income of over £30,857.00  
Holding deposit £206.89  
Bond £900.00

EPC RATING: C  
COUNCIL TAX BAND: B



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

**[www.sageandco.co.uk](http://www.sageandco.co.uk)**



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

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

