



**3 Mount Pleasant, Abercarn, Newport, NP11 4SH**  
**£950 Per Calendar Month**

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, family bathroom, enclosed rear garden. The property also benefits from additional loft space, parking for two vehicles and outstanding views. Gas central heating and double glazed throughout.


AVAILABLE NOW  
VIEWING HIGHLY RECOMMENDED

Applicants will require an annual income of over £32,571.42  
Holding deposit £218.39  
Bond £950



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>		
(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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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