



## 60 Garden Suburbs, Pontywaun, Crosskeys, Gwent NP11 7GD

**£875 PCM**

SAGE & CO are pleased to offer TO LET this THREE BED SEMI DETACHED PROPERTY set in the popular village of Pontywaun close to local amenities and road and rail links. CWMCARN FOREST DRIVE AND THE BRECON AND MONMOUTHSHIRE CANAL are just a five minute walk away.

The property comprises of a good sized lounge, dining room, kitchen and ground floor WC. To the first floor are THREE BEDROOMS and a FAMILY BATHROOM. Further benefits include gas central heating, double glazing and good size rear garden with mountain views.

Available mid March  
Salary that needs to be earned to take property - £30,000  
Holding Deposit - £201.14  
Bond £875.00



AWAITING MORE  
PHOTOGRAPHS

SAGE & CO

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		
	49	86
England & Wales	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Sage**  
& Co.  
Property Agents

If you would like to view  
this property please  
send us a viewing request