Putting **you** & **your property** first

33 Pentre Close, Coed Eva, Cwmbran, NP44 7LQ

£650 Per Calendar Month

SAGE AND CO are pleased to offer TO LET this well presented first floor STUDIO FLAT situated in HOLLYBUSH in CWMBRAN . The property is close to local amenities and transport links. Briefly comprises lounge / bedroom fitted kitchen, shower room ,storage area with shelves and hanging space Electric storage heater and double glazed, communal gardens with rear off road parking
AVAILABLE END OCTOBER

Applicants will require an annual income of over £19.500
Holding deposit £149.42
Bond £650.00

EPC RATING: D
COUNCIL TAX BAND: A

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Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

Hall
Part glazed front entrance door to;

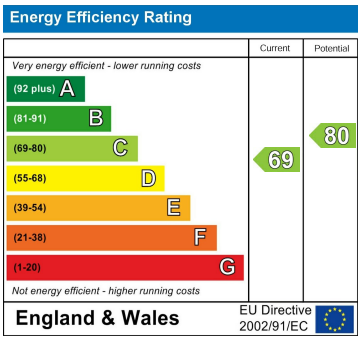
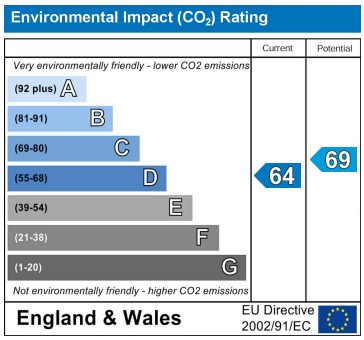
Communal entrance hall - Stairs to first floor, double glazed window to rear and front, door to;

Lounge/Bed Sit
14'7" x 8'8" (4.45 x 2.64)
Two double glazed windows to front, wood laminate flooring, inset spot lighting to ceiling, feature electric fire, open plan through to;

Lounge Pic 2

Kitchen
8'7" x 5'11" (2.62 x 1.8)
Brand new kitchen fitted with a range of matching base and eye level wall units, plumbing for automatic wachine, inset electic hob with oven under and stainless steel hood over, double glazed window to side, built-in airing cupboard.

Walk in Wardrobe
Fitted double wardrobe, wood laminate flooring, lighting on sensor switch, sliding door to;

Shower Room
Built-in shower cubicle, vanity washhand basin, close coupled w.c., ceramic tile splashbacks and flooring, extractor fan.

Shower Room Pic 2