



30 Upper Gwyddon Road, Abercarn, Newport, Gwent NP11 5GY
£925 Per Calendar Month

SAGE AND CO are pleased to offer TO LET this well-presented TWO BEDROOM semi detached property situated in the Abercarn area . The property is close to local amenities, schools and transport links. Briefly comprises lounge,/ dining room, , fitted kitchen, ground floor WC To the first floor are two bedrooms. bathroom with shower, Enclosed low maintenance tiered garden., and front patio area

Gas central heating and double glazed throughout.

AVAILABLE IMMEDIATELY

Applicants will require an annual income of over £27,750
 Holding deposit £212.64



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 Risca NP11 6BW
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
66		84
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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