



Cross Street, Abertillery

£650 PCM

Council Tax Band A





**\*\* VIEWING AVAILABLE NOW \*\* BENEFITS  
ACCEPTED WITH GUARANTOR \*\* NO PETS  
\*\* NO SMOKING INSIDE \*\* EPC RATING: D \*\*  
We are pleased to offer for rent this  
recently refurbished terraced property  
situated within easy reach of Abertillery  
town centre.**

Briefly comprising large lounge-diner, newly fitted kitchen and modern ground floor shower room.

- Terraced House
- Three Bedrooms
- Large Lounge-Diner
- Newly Fitted Kitchen
- Modern Ground Floor Shower Room
- Double Glazing
- Gas Central Heating

## Rooms

**Viewings** - We receive a large number of enquiries for our properties. If you would like to view this property, please contact us on the listed telephone number.

**Holding Deposit** - £150.00 - payable by debit/credit card

**Rent** - £650.00 - payable by debit/credit card initially. All future rent payments should be made by standing order. Card payments are available, however due to clearance times this should be paid 5 working days before your due date.

**Deposit** - £750.00 - payable by debit/credit card

**Council Tax** - Band - A

**Additional Information** - We like to save paper and The Environment! Please don't ask us to print a copy of these details unless it is absolutely necessary, ALL of the property information we hold is displayed on our websites and can be downloaded if required. If you have viewed a property and wish to proceed with an application you will need to pay the holding deposit, the amount is listed within each property information and is the equivalent of one weeks rent. However, this cannot be paid until your application form(s) and ALL documentation is received. Please collect an application form from our office or alternatively you can download our tenancy application form and guarantor application form (where appropriate) from our website.  
[www.assetestates.co.uk/tenants](http://www.assetestates.co.uk/tenants)



**Please Note** - You are not required to pay a holding deposit, however for anyone that opts not to pay this, the property will not be held in anyway. We can only accept one holding deposit per property and therefore they will be accepted on a first come, first serve basis. This is a legal requirement and we cannot alter this in anyway. The documents available are for residential applications only, please contact us if your application is for commercial premises. The holding deposit will be used toward your first month's rent or can be refunded if requested. When refunded it will be paid to the bank account listed on the first applicant information on the application form. However if your application is successful and you opt to withdraw your application the holding deposit will not be refunded.

**Please Note 2** - Unless otherwise agreed all applicants in receipt of housing benefit or aged 21 or below will also require a guarantor. The guarantor must earn sufficient wages to cover their bills and your rent should you fail to pay. All documentation is required for applicant(s) and guarantor(s) Each property will confirm if BENEFITS, PETS or SMOKERS are considered. Where pets are accepted the bond deposit amount will be more, please contact us for more information. Your application will be processed within a maximum of 15 days, after which time you will either be offered a tenancy or rejected. Please note: ALL applicants, including guarantor(s) will need to attend at the time of sign up. We are unfortunately unable to

complete sign up's on weekends. Available dates are approximate and are subject to change without notice.

#### **Entrance Hall**

#### **Lounge-Diner**

All measurements taken at largest possible point.  
13'2" x 21'5" (4.05m x 6.57m)

#### **Kitchen**

All measurements taken at largest possible point.  
8'4" x 5'9" (2.59m x 1.82m)

#### **Main Shower Room**

All measurements taken at largest possible point.  
5'6" x 4'4" (1.72m x 1.37m)

#### **Stairs and Landing to First-Floor**

#### **Bedroom 1**

All measurements taken at largest possible point.  
12'6" x 15'3" (3.85m x 4.67m)

#### **Bedroom 2**

All measurements taken at largest possible point.  
9'5" x 12'8" (2.91m x 3.93m)

#### **Bedroom 3**

All measurements taken at largest possible point.  
7'3" x 11'4" (2.25m x 3.5m)





FLOORPLAN

**Asset Estates Ltd**

4 Church Street, Abertillery, NP13 1DA

**Call:** 01495 211311

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

**Email:** [info@assetestates.co.uk](mailto:info@assetestates.co.uk)

No statement in these details should be relied upon as representation of fact. Any purchaser should instruct their own survey in order to ensure the accuracy of the information within. Asset Estates, their employees and agents do not have any authority to give warranty or representation in respect of this property. The services and equipment at the property have not been tested and we cannot comment on their condition or adequacy. Asset Estates make thorough inquiries of the vendor to ensure that the information that we provide is as accurate as possible. If you are aware of any details that are incorrect, please inform Asset Estates in order for us to make the necessary changes.

