



Worcester Street, Brynmawr

£800 PCM

Council Tax Band : A





**\*\* VIEWING AVAILABLE NOW \*\* BENEFITS  
ACCEPTED WITH GUARANTOR \*\* PET  
CONSIDERED \*\* NO SMOKING INSIDE \*\*  
EPC RATING: C \*\* Available to rent is this  
three bedroom terraced property ideally  
positioned in Brynmawr Town Centre.**

Briefly comprising of a large lounge-diner, modern fitted kitchen, ground floor bathroom & rear garden.

- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Modern Fitted Kitchen
- Ground Floor Shower Room
- Rear Garden
- Large Lounge-Diner

## 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

£184.61 - payable by debit/credit card

### Rent

£800.00 - 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

£923.00 - 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.assetstates.co.uk/tenants](http://www.assetstates.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 must be refunded but can be used toward your first month's rent or bond 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 measurement taken at largest possible point.  
21'1" x 10'7" (6.45m x 3.28m)

### **Kitchen**

All measurement taken at largest possible point.  
7'7" x 11'2" (2.35m x 3.43m)

### **Shower Room**

All measurement taken at largest possible point.  
7'3" x 5'2" (2.25m x 1.6m)

### **Stairs and Landing**

### **Bedroom 1**

All measurement taken at largest possible point.  
13'8" x 10'6" (4.23m x 3.24m)

### **Bedroom 2**

All measurement taken at largest possible point.  
8'1" x 10'6" (2.48m x 3.24m)

### **Bedroom 3**

All measurement taken at largest possible point.  
7'6" x 10'9" (2.32m x 3.34m)





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)

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