



4 Ty Isaf Park Avenue, Risca, Newport, NP11 6NB
£1,150 Per Month

SAGE & CO are pleased to offer to let this THREE BEDROOM semi detached property situated in Ty Isaf Park Avenue, Risca with easy access to local amenities, schools, and transport links. The property briefly comprising of lounge/dining room, kitchen, family bathroom, three bedrooms, off road parking and enclosed rear garden.

AVAILABLE NOW
VIEWING HIGHLY RECOMMENDED

Applicants will require an annual income of over £34,500
Holding deposit = £264.36
Bond £1150.00

EPC RATING C
COUNCIL TAX BAND A



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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		
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		
Not environmentally friendly - higher CO2 emissions		
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