



**9 Hazel Walk, Croesyceiliog, Cwmbran, NP44 2NN**  
**£900 PCM**

SAGE AND CO are pleased to offer TO LET this well presented TWO BEDROOM terraced property situated in the Croesyceiliog area of Cwmbran. The property is close to local amenities, the Grange Hospital, schools and transport links. Briefly comprises spacious living room, kitchen, utility room, two bedrooms, bathroom and enclosed rear garden.

AVAILABLE IMMEDIATELY  
VIEWING HIGHLY RECOMMENDED

Applicants will require an annual income of over £30,857.14  
Holding deposit £206.89  
Bond £900.00  
EPC RATING: C  
COUNCIL TAX BAND: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** [cwmbran@sageandco.co.uk](mailto:cwmbran@sageandco.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	90
EU Directive 2002/91/EC 		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		
<b>England &amp; Wales</b>		

