



2 Merchants Hill Close, Pontnewynydd, Pontypool, NP4 6NU

£775 Per Calendar Month

SAGE AND CO are pleased to offer TO LET this TWO BEDROOM mid terraced property situated in Pontnewynydd The property is close to local amenities, schools and transport links. Briefly comprises lounge , kitchen, bathroom, front garden and enclosed rear garden. Electric storage heating and double glazed throughout. PARKING TO REAR

AVAILABLE END AUGUST
VIEWING HIGHLY RECOMMENDED

Applicants will require an annual income of over £26,571.00
Holding deposit £178.16
Bond £775.00

EPC RATING: D
COUNCIL TAX BAND: B



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 CO ₂ 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 CO ₂ emissions		
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