

# Luscombe & Co

www.luscombelettings.com



## Grove Road

Risca, NP11 6GN

EPC Rating: D

## Rental £550 pcm

3 bedroom Terraced House available 08 March 2019

26 Bridge Street, Newport, , NP20 4BG  
info@luscombeandco.com

### 01633 265222

**Opening Times**

Mon 09.00 - 17.30; Tues 09.00 - 17.30  
Wed 09.00 - 17.30; Thurs 09.00 - 17.30  
Fri 09.00 - 17.30; Sat 09.30 - 16.30; Sun Closed

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\* Unfurnished

## Situation

\*\* Luscombe & Co are pleased to present this \*\* Well presented mid terraced 3 bedroom property \*\* Located in a sought after location in Risca, close to local amenities and has good transport links to the M4 which is suitable for commuters to Cardiff or Bristol. It is also located near to Pontymister train station. \*\* \* Property comprises of \* Long Entrance Hallway \* Wooden Flooring \* Superb open plan living/dining room with patio doors to the rear garden \* Modern fitted kitchen with space for under counter appliances and built-in cooker \* the kitchen flows through to the inner hallway with space for coats and storage giving access to the large Family Bathroom \* The first floor landing gives access to \* 2 Double Bedrooms \* 1 Single Bedroom \* The rear garden is enclosed and easy to maintain with it's paved path and laid to lawn areas \* Ample on street parking \*\* Sorry we are unable to accept DSS and Pets \*

## Accommodation

All measurements are approximate.

## Further Information

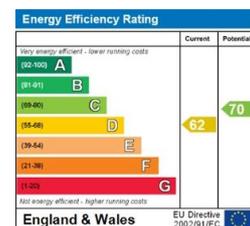
The deposit required is £650

The landlord is willing to rent this home to Employed

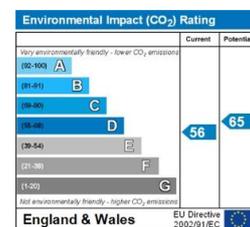
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less

Creation Date: 16/01/2019

Property Ref: inst-3011

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Luscombe & Co, 2019. Luscombe & Co Registered in Wales No. 7482970