



T Samuel Estate Agents

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**Flat 1, 100-101, Llewellyn Street,
Pentre
CF41 7BU**

TO LET
£600pcm



- **TWO BEDROOMS**
- **NEWLY RENOVATED**
- **BUSTLING LOCATION**



2



1



1



Property Description

*** TO LET ***

The flat on Llewellyn Street in Pentre is absolutely stunning. It has been recently renovated, so everything feels fresh and new. The flat features two spacious bedrooms, perfect for a comfortable living space. The kitchen/diner is modern and well-equipped, making it a great space for cooking and enjoying meals. The location is also fantastic, with beautiful walking paths nearby for you to explore. Overall, it's a wonderful place to call home!

HALLWAY

Newly laid carpet, with smooth newly painted walls and ceiling. 1x Double radiator. Newly added doors leading to other areas of the flat.

KITCHEN/ DINER

Part newly carpeted, part newly fitted vinyl flooring, with newly painted smooth emulsion walls and ceiling and part tiled walls by kitchen work surface. 1x large double uPVC window. 1x small and 1x large double radiator. Newly fitted sunken spotlights.



BEDROOM 1

Newly carpeted flooring, with newly painted smooth emulsion walls and ceiling . 1x large double uPVC window. 1x small radiator. Newly fitted sunken spotlights.



BEDROOM 2

Newly carpeted flooring, with newly painted smooth emulsion walls and ceiling. 1x large uPVC window. 1x small radiator. Newly fitted sunken spotlights. Newly fitted boiler.



BATHROOM

Part newly painted emulsion walls and part tiled. Newly painted emulsion ceiling, with newly fitted bath/ shower, handwash basin and toilet. Vinyl flooring also.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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