



T Samuel Estate Agents

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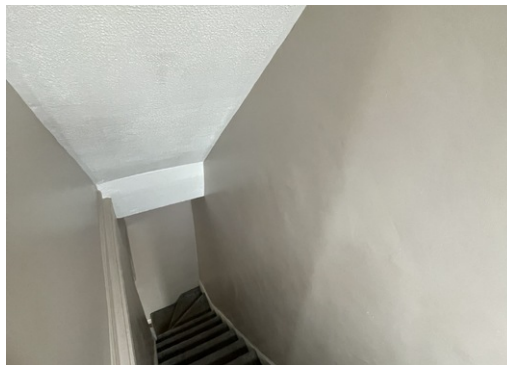
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**Pentwyn Avenue, Mountain Ash
CF45 4YE**

TO LET
£575pcm



- **Three Storey Property**
- **Three Bedrooms**
- **Beautiful Views**



3



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Property Description

TO LET

A truly beautiful three-story house with three spacious bedrooms. The kitchen is quite large and has a delightful modern counter-top and kitchen units.

Many of the rooms have recently been upgraded to ensure your utmost comfort. The living room is perfect for relaxation and functionality just off the entrance porch. The property is situated in a stunning location, with picturesque walking paths and panoramic views of the local mountainside. The town of Penrhiwceiber is conveniently located nearby, with numerous of activities and shops for your leisure.

If you'd like to learn more or have any other questions, feel free to reach out to the contact information provided:
Enquiries@tsamuel.co.uk or
01443 476419 🏠😊

Entrance Porch

Compact porch with newly painted emulsion walls, laminate flooring and smooth emulsion ceilings. Coat hanger for convenience.

emulsion painted walls and ceiling.



Living Room

Laminate flooring with smooth emulsion walls and ceiling. 5x power points and 3x radiators. Front and rear upVC window offering plenty of natural light and picturesque views to rear. Access to upstairs bedrooms and downstairs kitchen/ bathroom.



Kitchen

Carpeted stairs to kitchen on basement floor. Vinyl flooring, new kitchen units and white splash-back tiles.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Bathroom

Access from basement lichen. Tiled flooring and part tiled part emulsion painted walls. uPVC window above bath. Well maintained bathroom Suite with standing radiator.

Stairs/ Landing

Carpeted stairs and landing, with smooth newly painted emulsion walls and ceiling. 1x double radiator. Access to three bedrooms.

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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Bedroom One

Carpeted flooring with part smooth emulsion painted and part wallpapered walls. uPVC window to rear for plenty of natural light and panoramic views

Bedroom Two

Carpeted flooring with smooth emulsion painted walls and ceiling. uPVC window to front. 1x single radiator with 2x double PowerPoints.

Bedroom Three

Carpeted flooring with part emulsion part wallpapered walls here. uPVC window to front. 2x double PowerPoint and 1x single radiator.

Rear Garden

Part concrete part decking garden with wonderful views of the local mountainside.

