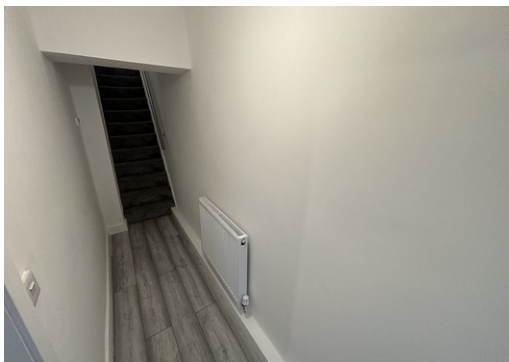




**Union Street, Aberdare, South
Glamorgan
CF44 8NP**

TO LET
£695pcm



- **THREE BEDROOM**
- **FULLY RENOVATED**
- **GREAT LOCATION**



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Property Description

🏠 TO LET 🏠

We are thrilled to present to the rental market this beautifully renovated three-bedroom end-terraced property located on Union Street in Trecynon. This home has been meticulously updated throughout, offering a fresh and contemporary atmosphere that is both inviting and stylish.

As you enter, you'll be greeted by a bright hallway that leads to a spacious lounge, perfect for family gatherings or relaxing evenings. The lounge features a large uPVC window that fill the space with natural light. To the rear of the lounge is a door with direct access to a low-maintenance garden, ideal for outdoor entertaining.

The modern kitchen is designed with functionality in mind, featuring sleek cabinetry, high-quality appliances, and ample counter space for meal preparation. Adjacent to the kitchen, you'll find a contemporary bathroom equipped with modern fixtures and a clean design, ensuring comfort and convenience for all residents.

Upstairs, the property boasts three well-proportioned bedrooms, each offering a cozy retreat with plenty of space for furnishings. This layout makes it perfect for families or those looking for extra room for guests or a home office.

This property is not just a house; it's a home that combines comfort and modern living in a vibrant community. Don't miss out on this fantastic opportunity—contact us today for more information about this stunning property!



Entrance Hallway

Newly Fitted Laminate Flooring. Newly Painted Emulsion Walls and Ceiling. 1x Double Radiator. Fitted Thermostat. Newly Fitted uPVC Door to Front. Newly Fitted Door to Living Room.

Living Room

Newly Fitted Laminate Flooring. Newly Part Painted Part Panelled Walls. Newly Emulsion Painted Ceiling. 1x Newly Fitted Single Radiator, 1x Newly Fitted Double Radiator. Large uPVC Window to Front. Newly Fitted uPVC Door to Rear Garden. 4x Double PowerPoint. Storage Area Under Stairs.



Kitchen

Newly Fitted Vinyl Flooring. Newly Emulsion Painted Walls and Ceiling. Newly Fitted Sunken Spotlights. Newly Fitted Kitchen Units & Countertop. Newly Fitted Kitchen Sink & Cooker. uPVC Window to Rear. 3x Double & 1x Single PowerPoints. Newly Fitted Extractor Fan.



Bathroom

Newly Fitted Vinyl Flooring. Newly Part Painted Emulsion Part Tiled Walls. Newly Painted Ceiling with Sunken Spotlights. Newly Fitted Bathroom Suite - W/C, Bathtub With Shower & HandWash Basin. 1x Newly Added Towel Radiator. uPVC Window to Rear. Newly Added Extractor Fan.



Stairs and Landing

Newly Fitted Carpeted Flooring. Newly Painted Emulsion Walls and Ceiling. uPVC Window to Rear. Bannister. Doors to Three Bedrooms.



Bedroom One

Newly Fitted Carpeted Flooring. Newly Painted Emulsion Walls and Ceiling. uPVC Window to Front. 1x Single Radiator. 3x Double PowerPoints.

Bedroom Two

Newly Fitted Carpeted Flooring. Newly Painted Emulsion Walls and Ceiling. uPVC Window to Rear. 1x Single Radiator. 2x Double PowerPoints. Cupboard Housing 'Main' Boiler.



Bedroom Three

Newly Fitted Carpeted Flooring. Newly Painted Emulsion Walls and Ceiling. uPVC Window to Front. 1x Single Radiator. 2x PowerPoints.

Rear Garden

Enclosed Patio Area Leading to Tiered Garden with Lawn. Newly Added Shed. Newly Fitted Feather Edge Fencing.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	50	
(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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