



**Fernhill, Mountain Ash**  
**CF45 3EF**

**TO LET**  
**£695pcm**



- **THREE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **2 W/Cs**





### **Property Description**

We are excited to introduce this stunning three-bedroom property in the area of Fernhill, Mountain Ash, available for rent from August onwards. This charming home features two generously sized living rooms that flood with natural light, creating a warm and welcoming atmosphere perfect for families seeking to expand their living space in the local area.

The monthly rent for this property is set at £695, along with a deposit of £695, offering an affordable and attractive option for those looking to move into a spacious and well-maintained home.

Upon entering the property, you will be greeted by a spacious kitchen, which is a focal point of the house. The property also boasts three well-proportioned bedrooms, providing ample space for relaxation and privacy. The upstairs bathroom and separate downstairs W/C offer convenience and functionality for everyday living.

One of the standout features of this property is the preservation of several original elements, adding character and charm to the living space. These unique touches create a beautiful and stylish environment that residents will surely appreciate. Furthering this, the EPC rating on this property is three marks below a B, which makes for a very warm home.

Furthermore, the property's location is highly advantageous, being just a short five-minute walk to the nearby train station. This proximity ensures easy access to transportation links, connecting residents to the city center and surrounding areas, making commuting a breeze for those who work or study in the city.

Overall, this property in Fernhill, Mountain Ash, offers a wonderful opportunity to reside in a comfortable and well-appointed home with convenient access to essential amenities and transportation options.



## **ENTRANCE HALLWAY**

Laminate Flooring, Emulsion Painted Walls and Ceiling, uPVC Front Door to Front, Doors to Separate W/C, Reception Room One and Entrance to Kitchen.

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## **KITCHEN**

Tiled Flooring, Emulsion Painted Walls and Artex Ceiling. Fitted Kitchen With Metallic Wash Basin and Wine Rack. Spotlights to Plints Below Fitted Kitchen. uPVC Window to Front. Large Double Radiator.

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## **RECEPTION ROOM ONE**

Laminate Flooring, Emulsion Painted Walls and Artex Ceiling. Spotlights on Ceiling Allowing Plenty of Light. Original Feature Fireplace with Mantlepiece Surround. Large uPVC Window to Rear. Large Double Radiator.

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## **SEPERATE W/C**

Carpeted Flooring, Emulsion Painted Walls and Artex Ceiling. Fitted W/C Accompanied by Handwash Basin - Partly Tiled Section. Door to Entrance Hall

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## **RECEPTION ROOM TWO**

Laminate Flooring, Emulsion Painted Walls and Artex Ceiling. Large Sliding Doors for Access to Rear Garden. Large Double Radiator. Under Stairs Storage. Stairs to Upstairs Bedrooms and Bathroom





## **STAIRS AND LANDING**

Carpeted Flooring, Emulsion Painted Walls and Artex Ceiling. Doors to Three Bedrooms and Bathroom

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## **BEDROOM ONE**

Laminate Flooring, Emulsion Painted/ Papered Walls and Artex Ceiling. Large Built in Wardrobe. uPVC Window to Rear. 1x Single Radiator.

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## **BEDROOM TWO**

Laminate Flooring, Emulsion Painted/ Papered Walls and Artex Ceiling. Single Radiator. uPVC Window to Rear. Storage Area.

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## **BEDROOM THREE**

Laminate Flooring, Emulsion Painted/ Papered Walls and Plastered Ceiling. uPVC Window to Front. Single Radiator. Storage Area.

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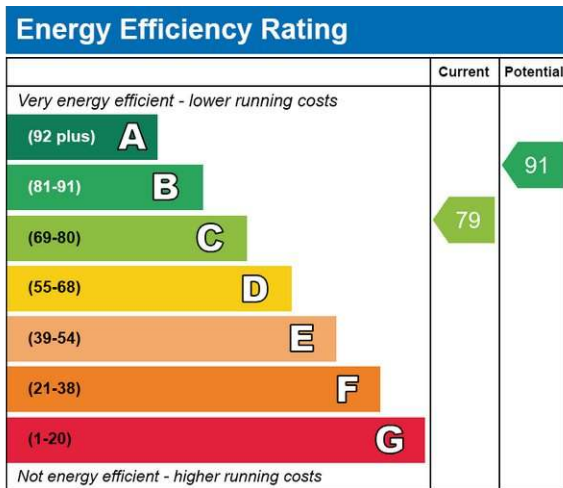
## **BATHROOM**

Laminate Flooring, Part Tiled Part Emulsion Painted Walls. Emulsion Painted Ceiling. Three Piece Bathroom Suite. uPVC Window to Front. Single Radiator.





# EPC



## 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.

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