



**Eva Street, Mountain Ash
CF45 3LF**

TO LET
£795pcm



- **SPACIOUS PROPERTY**
- **POPULAR AREA WITH NEARBY PARK AND WALKS**
- **3 BEDROOMS WITH A FURTHER ATTIC**



3



1



1



Property Description

We are pleased to offer to let this spacious 3 bedroom property With an Attic space. Located in a popular residential area.

The property benefits from uPVC double glazing, gas central heating. Rear garden with lane access.

Property Comprises: Hallway, Lounge, Kitchen, Bathroom, Landing, 3 Bedrooms and Attic..



ENTRANCE HALL

Emulsion walls and ceiling, laminate flooring, stairs to first floor and radiator.



LIVING ROOM

Emulsion and papered walls, artex ceiling, power points, 2 radiators, carpeted flooring and window to front and rear. Electric fire with feature hearth and surround. Understairs storage area which has storage for an upright fridge freezer.



KITCHEN

Emulsion walls and artex ceiling, tiled floor, radiator, fitted base and wall units in wood, gas hob, electric oven, tiled splashbacks and power points. Under counter space available for a small fridge and freezer.



BATHROOM

3 piece bathroom suite in white with shower over bath, artex ceiling and emulsion walls, tile splash backs, vinyl flooring. Window to rear and radiator.



LANDING

Emulsion walls and ceiling, fitted carpets. Staircase to Attic area.

BEDROOM 1

Emulsion and papered walls, emulsion ceiling, fitted carpet, power points and window to rear. Radiator

BEDROOM 2

Emulsion walls and ceiling, fitted carpet, power points and window to rear. Radiator

BEDROOM 3

Emulsion walls and ceiling, fitted carpet, power points and windows to the front. Radiator.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

ATTIC SPACE

Emulsion and papered walls and emulsion ceiling, fitted carpet, power points and storage heater.

2 x sky lights. Ample storage space in eaves.

REAR GARDEN

Steps down to rear paved/pebble stone garden area with rear lane access.

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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.