



**Herbert Street, Abercynon,  
Mountain Ash  
CF45 4RH**

**TO LET**  
**£775pcm**



- **Three Bedrooms**
- **Perfect Location**
- **Fully Modernised & Renovated**





## **Property Description**

🏠 \* AVAILABLE TO RENT \* 🏠

We are delighted to present this beautiful, spacious fully renovated property in the sought-after area of Herbert Street, Abercynon. The house features a modern interior, with three generously sized bedrooms, making it an ideal choice for families. It's location to the train station and local access roads to the city centre make it perfect for applicants who work in the surrounding areas.

Rent: £775pcm

Deposit: £775

The kitchen has also been recently fitted with a new suite, offering ample plug sockets and storage/cooking space. Upstairs, you will find three spacious bedrooms and a recently modernized bathroom. The exterior of the property has been freshly painted, giving it a more modern look. At the rear, there is a good-sized patio garden area, providing ample space for gatherings during the summer months.

The accommodation is spread over two floors and has been recently plastered and painted throughout. Do not miss this fantastic opportunity to view this stunning home!



### **Entrance Hallway**

Newly Laid Laminate Flooring, Newly Emulsion Painted Walls and Ceiling. 1x Single Radiator. Stairs to First Floor Bedrooms. Newly Fitted Door to Living Room.

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### **Living Room**

Newly Laid Laminate Flooring, Newly Emulsion Painted Walls and Ceiling. Feature Fireplace. 1x uPVC Window to Front. 3x Double PowerPoints. Under Stairs Storage. Newly Fitted Door to Utility Room

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### **Utility Room**

Newly Laid Laminate Flooring, Newly Emulsion Painted Walls and Ceiling. Fitted Worktop for Breakfast Bar. 2x Double PowerPoints. 1x Double Radiator. Door to Bathroom.

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### **Kitchen**

Newly Laid Laminate Flooring, Newly Emulsion Painted Walls and Ceiling. Newly Fitted Kitchen Units, Worktop, Cooker & Cooker Hood and Sink. 3x Double 1x Single PowerPoints. Metallic Window to Living Room. Windows and Door to Garden.

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### **Bathroom**

Newly Fitted Vinyl Flooring. Newly Fitted Cladded Walls and Emulsion Painted Ceiling. Newly Fitted Three Piece Bathroom Suite. Large Single Radiator. Extractor Fan. Window to Rear

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### **Stairs and Landing**

Newly Fitted Carpets to Stairs and Landing Flooring. Newly Emulsion Painted Walls and Ceiling. Fitted Handrail. 1x Double PowerPoint. Newly Fitted Doors to Bedrooms

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### **Bedroom One**

Newly Fitted Carpeted Flooring. Newly Emulsion Painted Walls and Ceiling. Large Double Radiator. 2x Windows to Front. 2x Double PowerPoint. Newly Fitted Door to Landing.

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### **Bedroom Two**

Newly Fitted Carpeted Flooring. Newly Emulsion Painted Walls and Ceiling. Large Double Radiator. Window to Rear. 1x Double PowerPoint. Newly Fitted Door to Landing.

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### **Bedroom Three**

Newly Fitted Carpeted Flooring. Newly Emulsion Painted Walls and Ceiling. Boiler Cupboard Housing New 'Ideal' Boiler. Double Radiator. Window to Rear. 2x Double PowerPoints. Newly Fitted Door to Landing.

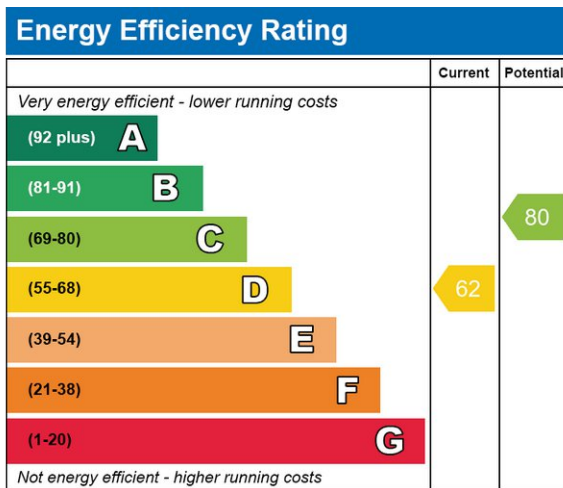
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### **Rear Garden**

Patio's Garden with Flower Beds. Rear Lane Access



# 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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