



**Bruce Street, Mountain Ash,
CF45 3HF**

TO LET
£550_{pcm}



- **TWO BEDROOMS**
- **IDEAL LOCATION**
- **SPACIOUS LIVING ROOM**





Property Description

🏠 TO LET 🏠

We are delighted to introduce this stunning two-bedroom flat located on Bruce Street in Mountain Ash, now available for rent. This property boasts an excellent position, just a stone's throw away from the vibrant and bustling high street, where you'll find a variety of shops, cafes, and amenities. Additionally, it's only a two-minute walk from the local train station, making it incredibly convenient for commuters.

Inside, the flat has been recently painted throughout, giving it a fresh and modern feel. The spacious living room is perfect for relaxation and entertaining, featuring ample natural light and a welcoming atmosphere. The separate kitchen is well-equipped, providing a functional space for meal preparation.

Both bedrooms are generously sized, offering plenty of room for furniture and personal belongings. The bathroom is also separate, ensuring privacy and convenience.

This property is ideal for those seeking comfort and convenience in a lively location. Don't hesitate to reach out for further details or to arrange a viewing!



Entrance Porch

Vinyl Flooring, Emulsion Painted Walls and Ceiling, Front Door and Fire door For Access Purposes. 1x Double PowerPoint.

Living Room

Carpeted Flooring and Emulsion Painted Walls and Ceiling. 1x uPVC Window to Rear and 1x uPVC Window to Front. 1x Double Radiator and 3x Double 1x Single PowerPoint. Door Leading to Hallway.



Kitchen

Vinyl Flooring, Part Tiled Part Newly Painted Emulsion Walls and Ceiling. uPVC Window to Front. Kitchen Units and Countertop. Kitchen Cooker and Cooker Hood. 1x Double Radiator. 4x Double PowerPoint.



Bathroom

Slip Adhesive Flooring, Tiled Walls and Emulsion Painted Ceiling, Boiler Cupboard Housing Electric Boiler. Vertical Radiator. Bathtub with Overhanging Shower.

Bedroom One

Carpeted Flooring, Newly Painted Emulsion Walls and Ceiling. Large uPVC Window to Front. Double Radiator. 3x Double PowerPoints.





Bedroom Two

Carpeted Flooring, Newly Painted Emulsion Walls and Ceiling. Large uPVC Window to Front. Double Radiator. 2x Double PowerPoints.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		29
(1-20) G	10	
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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