



T Samuel Estate Agents

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**Penrhiwceiber Road, Mountain
Ash
CF45 3SH**

TO LET
£725pcm



- **GREAT LOCATION**
- **RECENTLY RENOVATED**
- **SPACIOUS LOUNGE**



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Property Description TO LET

Property on Penrhiwceiber Road, Mountain Ash. This well-appointed two-story building is currently undergoing renovations, including the installation of brand new carpets and recent paintworks inside the entire property. Inside, the property offers ample space to suit various needs, and has ample space for a small/ growing family. Additionally, its proximity to local shops, the A470 link road, and primary schools adds to its convenience. With its modern design and well-maintained condition, this property presents a great opportunity to let a great property in Mountain Ash!

ENTRANCE PORCH

Tiled Flooring, with Newly Painted Emulsion Walls and Ceiling. uPVC door to front. Double Radiator.

LOUNGE

Emulsion Painted Walls and Ceiling, 1x uPVC Window to Front and one to Rear, Allowing Plenty of Natural Light. Newly fitted Carpet (Soon to be Added). 2x Double Radiators, 2x Double Powerpoints.



KITCHEN

Tiled Flooring with Newly Professionally Painted Emulsion Walls and Ceiling, Fitted Kitchen Units, uPVC Window, Access to Bathroom and uPVC door Rear Garden. 4x Double PowerPoints. 1x Single Radiator.



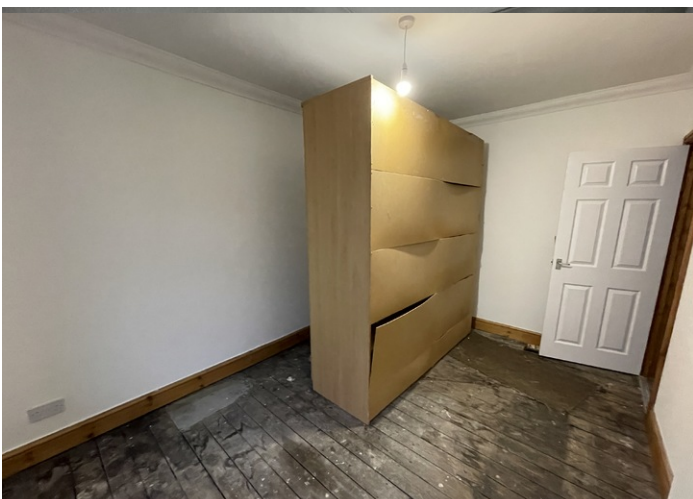
BATHROOM

Tiled Flooring with Professionally Emulsion Painted Walls and Ceiling. W/C, Handwash Basin and Fitted Bathtub. uPVC Window to Rear. Double Radiator.



STAIRS AND LANDING

Newly Professionally Painted Emulsion Walls and Ceiling, with (Soon to be) Newly Added Carpeted Flooring. uPVC Window to Rear.



BEDROOM 1

Newly Professionally Painted Emulsion Walls and Ceiling, with (Soon to be) Newly Added Carpeted Flooring. uPVC Window to Front. 1x Double Radiator. 2x Double PowerPoint.



BEDROOM 2

Newly Professionally Painted Emulsion Walls and Ceiling, with (Soon to be) Newly Added Carpeted Flooring. uPVC Window to Rear. Cupboard Housing Boiler. Double Radiator. Door with Access to Landing. 2x Double PowerPoints.



BEDROOM 3

Newly Professionally Painted Emulsion Walls and Ceiling, with (Soon to be) Newly Added Carpeted Flooring. uPVC Window to Front. 1x Double Radiator. Door leading to Landing Here 2x Double PowerPoints.



REAR GARDEN

Courtyard, with Steps to Tiered Garden Area.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

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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