



**East Road, Tylorstown, Ferndale
CF43 3BY**

TO LET
£650pcm



- **3 STOREY**
- **2 BEDROOM PROPERTY**
- **RENOVATED KITCHEN AND BATHROOM**



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Property Description

🏠 TO LET 🏠

We have a spacious 2-bedroom, 3-storey property available in the bustling High Street of Tylorstown, offering easy access to public transport, making commuting a breeze.

The ground floor features a newly fitted kitchen, complete with a modern oven and hob, perfect for all your cooking needs. Additionally, there's a separate WC for convenience, along with a well-appointed bathroom that includes a brand-new bath and a stylish wash hand basin.

Moving to the first floor, you'll find a comfortable living room that provides a cozy space for relaxation and entertainment.

On the second floor, there are two generously sized bedrooms, offering plenty of room for furnishings and personal touches. This property is ideal for anyone looking for a blend of comfort and convenience in a vibrant location.



ENTRANCE PORCH

Carpeted floor, painted walls and ceiling.

LIVING ROOM

Spacious Living Room, painted walls and ceiling, fitted grey carpet, radiator. Stairs to Ground Floor Kitchen, Bathroom and WC area. Second Floor to 2 Bedrooms



KITCHEN

Fitted wall and base cupboards in grey with integrated oven and hob. Vinyl cushion floor. Tiled and painted walls, painted ceiling, radiator. Spacious.

WC

Separate WC with painted walls and ceiling. Vinyl flooring.



BATHROOM

Fitted Bathroom suite in White, Shower over bath. Vinyl flooring, painted/tiled walls, boiler insitu.

LANDING

Carpeted floor, painted walls and ceiling leading to 2 Bedrooms.

BEDROOM 1

Painted walls and ceiling, carpeted floor and radiator.

BEDROOM 2

Carpeted floor, painted walls and radiator.

REAR GARDEN

Steps down to rear enclosed area.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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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