



**Cross Street, Abercynon,
CF45 4LR**

TO LET
£700_{pcm}



- **COMPLETELY REFURBISHED**
- **3 BEDROOM**
- **2 RECEPTION ROOMS**





Property Description

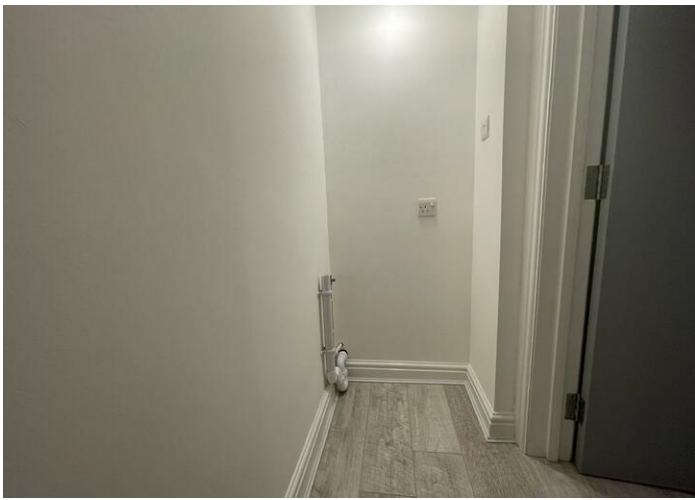
* TO LET ** We are pleased to offer this recently refurbished, modernised 3 Bedroom property situated in the Ynysboeth on the outskirts of Abercynon.

Close to local amenities and primary Schools.

2 Reception Rooms, Fitted Kitchen, Under stairs utility space, Bathroom. 3 Bedrooms and Rear garden area with lane access.

£700 pcm

£700 Deposit



HALLWAY

Emulsion walls and ceiling, laminate floor and radiator. Electric meter. UPVC door to front. Thermostat to control heating.

LIVING ROOM 1

Emulsion walls and ceiling, laminate flooring, radiator. Ample power points to include USB, gas meter cupboard. UPVC window to front.



LIVING ROOM 2

Emulsion walls and ceiling, laminate floor. UPVC window to rear, radiator and power points.

KITCHEN

Emulsion and tiled walls, emulsion ceiling and laminate flooring. Grey gloss kitchen with fitted wine rack, electric oven and extractor fan. Wall mounted radiator, spot lighting and UPVC window and door to rear.



LANDING

Emulsion walls and ceiling, fitted grey carpet.

BEDROOM 1

Emulsion walls and ceiling, carpeted floor. Radiator and power points. UPVC window to front





BEDROOM 2

Emulsion walls and ceiling, carpeted floor. Radiator and power points. UPVC window to front

BEDROOM 3

Emulsion walls and ceiling, carpeted floor. Radiator and power points. UPVC window to rear



BATHROOM

New fitted white Bathroom suite with shower over bath. Tiled and emulsion walls, emulsion ceiling. Boiler situated inside cupboard. UPVC window to rear

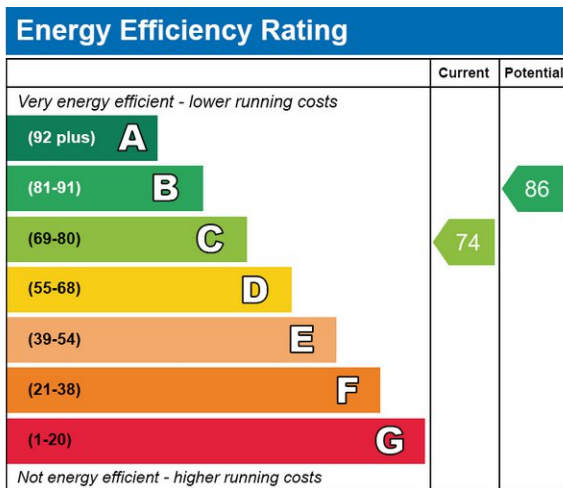
UNDERSTAIRS UTILITY ROOM

Emulsion walls and ceiling. Provision for plumbed in washing machine.

REAR GARDEN

Steps down to a good size garden area with lane access. Garden is in the process of being maintained

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.

Data Protection Act 1998

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