



**Park Street, Penrhiwceiber,
Mountain Ash
CF45 3YL**

TO LET
£615_{pcm}



- **Recently Renovated**
- **Two Bedrooms**
- **Three Storey**



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Property Description

🏠*AVAILABLE NOW - TO LET
* 🏠

We are pleased to bring to the rental market this well-presented, mid-terraced 3 Storey property which has been modernised throughout. With newly fitted carpets on the ground floor and upstairs bedrooms, and freshly emulsion painted walls, this property is perfect for a family, or an individual looking to rent in the area! The property is situated on one of the popular streets of Penrhiwceiber: Park Street.

The property is conveniently situated close to local amenities such as a local primary school, GP surgery and train station.

During the summer months, there is a community-run outdoor paddling pool.

Accommodation comprises:
Entrance Hall, Lounge, Lower ground floor kitchen, 2 Bedrooms and Bathroom on the first floor. Enclosed rear garden.
Entrance Hallway

Newly Fitted Carpets, Newly Emulsion Painted Walls and Emulsion Painted Artex Ceiling. Newly painted Double Radiator. 1x Single PowerPoint. Stairs to Kitchen and Door to Living Room.



Hallway & Stairs to 2nd Floor

Newly Fitted Carpets, Newly Emulsion Painted Walls and Emulsion Painted Artex Ceiling. uPVC Window to Rear. Boiler Room



Bedroom One

Newly Fitted Carpets, Newly Emulsion Painted Walls and Emulsion Painted Ceiling. Newly painted Double Radiator. 2x Large uPVC Windows to Front. 2x Double PowerPoints.



Bedroom Two

Newly Fitted Carpets, Newly Emulsion Painted Walls and Emulsion Painted Artex Ceiling. Newly painted Single Radiator. uPVC Window to Rear. 2x Double PowerPoints

Kitchen



Stairs from Entrance Hallway to Kitchen. Vinyl Flooring, Part Tiled, Part Newly Emulsion Painted Walls and Emulsion Painted Ceiling. Newly painted Double Radiator. Fitted Kitchen. uPVC Window & Door to Rear. Storage Area Under Stairs. 3x Double & 1x Single PowerPoints

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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