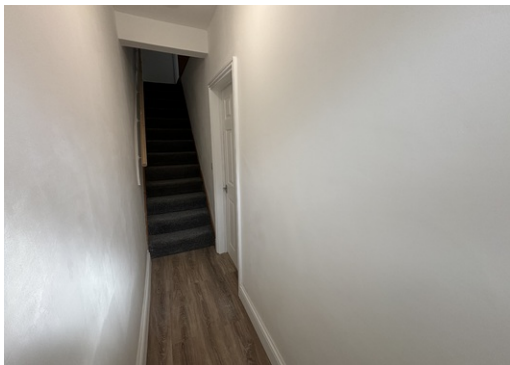




**33 Gwendoline Street (B49)
CF42 5BN**

TO LET
£825pcm



- **THREE BEDROOMS**
- **SPACIOUS KITCHEN**
- **NEWLY RENOVATED**





Property Description

🏠 TO LET 🏠

This stunning 3-bedroom property situated on Gwendoline Street in Treherbert has undergone a complete transformation, boasting a modern and stylish interior; and is now ready to bring to the rental market!

The property's location near local amenities and transport connections makes it an ideal choice for those who require convenient access to work facilities in the vicinity.

With a monthly rent of £825 and a deposit of £825, this property offers both comfort and practicality.

If you're keen on delving deeper into the specifics of this property or wish to arrange a viewing, feel free to reach out for a more comprehensive breakdown of its features!



Entrance Hallway

Newly Fitted Laminate Flooring, Newly Emulsion Painted Walls and Ceiling. Door to Living Room, Stairs to Bedrooms

Living Room

Newly Carpeted Flooring, with Newly Emulsion Painted White Walls and Ceiling. 2x Double Radiator. Under Stairs Storage. uPVC Window to Front. 6x Double PowerPoints.



Kitchen

Newly Fitted Laminate Flooring, Newly Emulsion Painted Walls and Ceiling. Newly Fitted Kitchen Units and Countertop. 1x Large Double Radiator. 1x uPVC Window to Rear.



Separate WC

Newly Tiled Flooring. Newly Emulsion Painted Walls and Ceiling. 1x Single Standing Radiator. Newly Fitted W/C and Handwash Basin.

Rear Garden

Patio Area with Rear Lane Access





Stairs and Landing

Newly Carpeted Flooring, with Newly Emulsion Painted White Walls and Ceiling. Newly Fitted Handrail & Bannister. Newly Fitted Doors to Bathroom & Bedrooms.

Bathroom

Newly Fitted Vinyl Flooring. Newly Painted Emulsion Walls and Ceiling. Newly Fitted 3 Piece Bathroom Suite. Separate Shower. uPVC Window to Rear.



Bedroom One

Newly Carpeted Flooring, with Newly Emulsion Painted White Walls and Ceiling. 4x Double 1x Single PowerPoint. 1x uPVC Window to Front. 1x Double Radiator.



Bedroom Two

Newly Carpeted Flooring, with Newly Emulsion Painted White Walls and Ceiling. 4x Double 1x Single PowerPoint. 1x uPVC Window to Front. 1x Double Radiator.

Bedroom Three

Newly Carpeted Flooring, with Newly Emulsion Painted White Walls and Ceiling. 5x Double 1x Single PowerPoint. 1x uPVC Window to Rear. 1x Double Radiator.



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



01443 476419
 enquiries@tsamuel.co.uk
<https://www.tsamuel.co.uk/>