



**Thomas Street, Mountain Ash
CF45 3BU**

TO LET
£750_{pcm}



- **2 BEDROOMS**
- **ATTIC SPACE**
- **UPSTAIRS BATHROOM**



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Property Description

🏠 TO LET 🏠

We are pleased to bring to the rental market this charming two bedroom with additional attic room mid terraced property on Thomas Street, Mountain Ash. The open-plan living area is a spacious and inviting space, designed to be the heart of the home. On one side of the room you'll find a beautiful fireplace, which provides a cosy focal point. Large windows facing front and rear, allow an abundance of natural light to flood the room and offer stunning views of the outdoors.

The kitchen is a striking contrast of crisp white and serene blue tiles, creating a fresh and airy atmosphere. White wooden cupboards line the walls, providing plenty of storage and adding to the kitchen's clean, classic look.

Upstairs, you'll find a beautifully tiled bathroom with white and blue accents, creating a fresh and airy space. The house includes two comfortable bedrooms, providing ample space for rest and relaxation.

An attic conversion adds valuable extra space to the home, featuring a large skylight that floods the area with natural light, making it an ideal spot for a home office, playroom, or additional bedroom.

The garden features a concrete-paved patio area, perfect for outdoor dining and relaxation. Steps lead up to an artificial grass area, bordered by wooden fencing for privacy. A concrete-built shed with a window offers practical storage, while a wooden gate at the rear provides convenient access. The garden is enhanced by stunning views of the valley, creating a picturesque and serene outdoor space.

Overall, this house combines style, comfort, and versatility, making it a perfect place to call home.

COMP; entrance hallway, living room, kitchen, landing, upstairs bathroom, 2 bedrooms, attic conversion and rear garden.



Entrance Porch

1.60 m x 0.90 m

Entrance via a white uPVC front door. Wallpaper ceiling. Emulsion walls. Carpet flooring. Radiator. Cupboard housing electric meter and fuse board. Door to lounge.

LOUNGE

6.20 m x 4.50 m

Wallpaper ceiling and emulsion walls. Shelving in the alcoves. Decorative fire surround housing fire. Carpet flooring. Two radiators. Power points. Under stairs storage. Stairs to first floor. Door to kitchen. Two uPVC windows to front and back allowing in plenty of natural light.



KITCHEN

4.00 m x 2.20 m

Ample base and wall units in white with complimentary work surface. Tiled flooring. Emulsion walls and ceiling with tiles arounds work surface. Built in oven and hob. Tall larder unit housing combi boiler. Plumbed for automatic washing machine. White sink unit. Radiator. Power points. uPVC window and door to the rear.



LANDING

0.90 m x 3.20 m

Emulsion walls and ceiling. Carpet flooring. uPVC window to the rear. Doors to two bedrooms and upstairs bathroom. Stairs to attic space.

UPSTAIRS BATHROOM

2.40 m x 2.30 m

Three piece suite in white comprising w.c, wash hand basin with vanity and bath with over head shower. Glass shower screen on bath. Emulsion ceiling. Tiled walls. Carpet flooring. Radiator. uPVC window to the rear with frosted glass.





BEDROOM 1

3.40 m x 2.60 m

Emulsion walls and ceiling. Carpet flooring. Built in wardrobes. Radiator. Power points. uPVC window to the front.

BEDROOM 2

3.10 m x 2.00 m

Emulsion ceiling. Emulsion walls with one wall decorated as a feature. Laminate flooring. Radiator. Power points. uPVC window to the front. Storage cupboard.



ATTIC SPACE

3.90 m x 2.90 m

Carpet flooring. Storage cupboards. Emulsion walls and ceiling. Velux window. Power points.



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

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