



T Samuel Estate Agents

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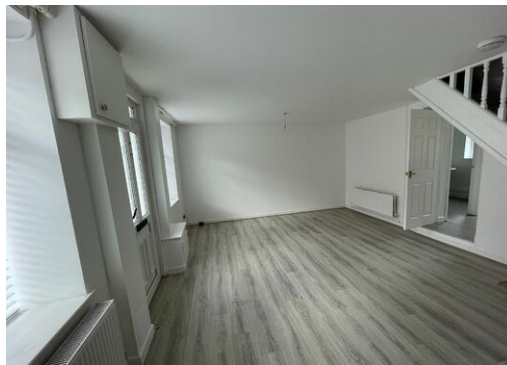
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**Phillip Street, Mountain Ash
CF45 4BE**

TO LET
£625pcm



- **RECENTLY REFURBISHED**
- **2 BEDROOMS**
- **CLOSE TO AMENITIES AND SCHOOLS**



2



1



1



Property Description

AVAILABLE NOW TO LET

We are pleased to bring to the rental market this recently renovated, mid-terraced house in Caegarw, Mountain Ash which offers 2 bedrooms and a range of impressive features. It boasts a brand new kitchen/diner with integrated gas hob and electric cooker, as well as a newly fitted downstairs shower room. With its dressed stone front elevation, tiled roof, uPVC double glazing, and combi gas central heating, this property combines style and functionality.

Rent - £625

Deposit - £625

Lounge

Smooth Emulsion Walls and Ceiling. Laminate flooring. 2x uPVC windows and uPVC door to front. Double radiator and electric power points.

Kitchen/Diner

Smooth Emulsion Walls. Artex Ceiling. uPVC Window and Door to Rear of Property. Grey Fixed and Suspended Units. White Marble Effect Worktops. Gas hob Above Electric Cooker, sink, PowerPoints and new gas Combi-Boiler Housed in Cupboard.



Downstairs W/C

Emulsion walls and Ceiling. Tiled floor. W/c and fixed sink in Bathroom. Spacious Shower Cubicle and Shower Screen, Radiator Towel Rail and UPVC Window to Rear.



Landing and Stairs

Emulsion walls and artex ceiling. Newly Laid Carpet.

Bedroom 1

Emulsion Walls, Artex Ceiling. Newly Laid Carpet. UPVC window to front, Double Radiator and Electric Power Points.



Bedroom 2

Emulsion Walls, Artex Ceiling. Newly Laid Carpet. UPVC Window to Front, Double Radiator and Electric Power Points.



Garden to Rear

Secured Garden. Steps to grassed area.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			88
(69-80) C			
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

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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