



T Samuel Estate Agents

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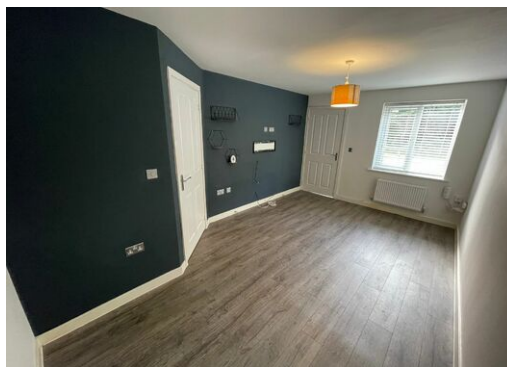
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**Trem Y Mynydd, Mountain Ash
CF45 4FF**

TO LET
£875pcm



- **BEAUTIFUL SIZED PROPERTY**
- **THREE SEPERATE BATHROOMS**
- **CLOSE TO A470 FOR EASY COMMUTE**



3



3



1



Property Description

**** AVAILABLE NOW TO LET ****

This amazing three-bedroom detached property which boasts a very large south facing garden is now available for rent in Mountain Ash! It's located in a new housing development and offers plenty of space with newly decorated walls. You'll love the three bedrooms and three bathrooms, including an ensuite.

The location is perfect for family and pet walks along the beautiful Taff trail. Plus, you'll have the convenience of being within walking distance of Mountain Ash town center, with its shops, GP surgery, train station, and hospital. Commuting is a breeze with easy access to the A470 and public transport.

The accommodation is spread over two floors and has been recently painted and professionally cleaned, featuring a cozy living room, a well-equipped kitchen, and on the first floor, you'll find the three bedrooms and two bathrooms. The property also boasts a lovely rear garden and a front hard stand for parking one vehicle. Don't





HALLWAY

Access to Living Room and First Floor.
Laminate Flooring with Emulsion
Painted Walls and Ceiling

LIVING ROOM

Cozy Living Room with Laminate
Flooring, 3x Double Power Points,
Smooth Emulsion Painted Walls and
Ceiling. 1x Single Radiator and 1x
uPVC Window Pane Allowing Plenty of
Natural Light. Entrance to Kitchen.



KITCHEN

Laminate Flooring with Smooth White
Emulsion Painted Surrounding Walls
and Ceiling. Fitted Kitchen. Kitchen
Cooker Hood Above Electric Hob. Large
Double Doors and uPVC Surround to
Rear garden. 3x Double Power Points.



DOWNSTAIRS W.C.

Downstairs W.C with Laminate Flooring
and White Emulsion Painted Walls.
Handwash Basin, Mirror and W.C.

MAIN BATH/ SHOWER ROOM

Vinyl Flooring, Part Emulsion Part Tiled
Walls. W.C and Handwash Basin. Large
Bath with Shower and Shower Screen.
1x Single Radiator. 1x uPVC Window
allowing Natural Light into Property.





BEDROOM 1

Large Bedroom with Ensuite Access. Carpeted Flooring. White Emulsion Painted Walls and Smooth Ceiling. Large Double Radiator. Fitted Storage. 1x Double uPVC Window.. 2x Double PowerPoints.



ENSUITE

Vinyl Flooring, Part Emulsion Painted Part Tiled Walls. Large Fitted Walk-in Shower. W.C. Handwash Basin. 1x Single Radiator. uPVC Window.

BEDROOM 2

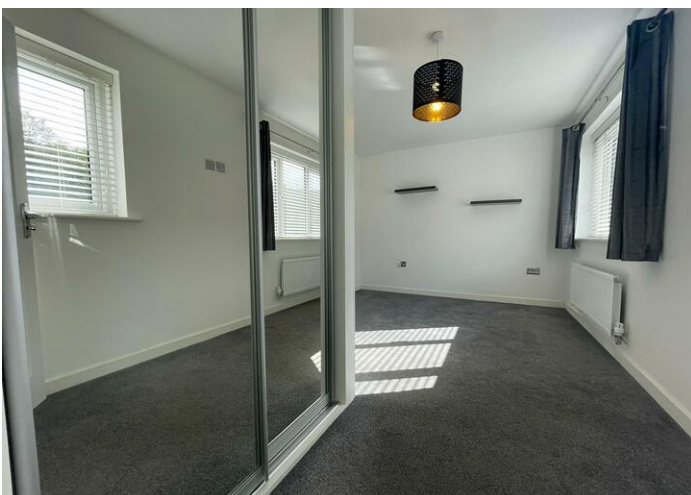
Carpeted Flooring. White Emulsion Painted walls and Ceiling. 1x Small Single Radiator. Double Wardrobe here. 1x Double PowerPoint.



BEDROOM 3

Carpeted Flooring and Emulsion Painted Walls. 1x Double upVC Window. 1x Single Radiator.

Hard stand Driveway for 2x vehicle with Garage for Storage. Side Access to Large Rear Garden. White uPVC windows and Doors.



GARAGE

Garage for Storage Purposes. Light Fixture. Hard flooring and plasterboard wall to rear to separate two sections of the garage.

EPC

| Energy Efficiency Rating | | Current | Potential |
|--|----|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | 96 |
| (81-91) B | 86 | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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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