T Samuel Estate Agents

22 Oxford Street, Mountain Ash. CF45 3PL
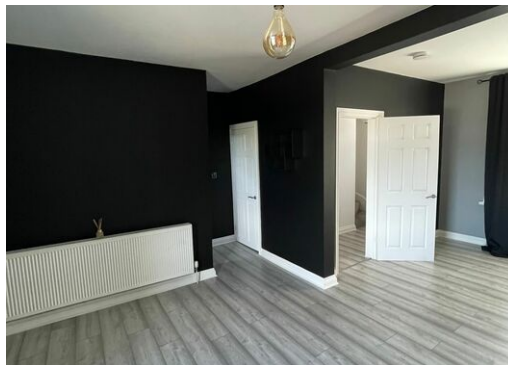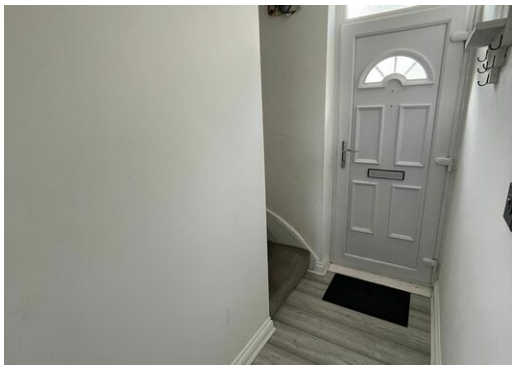**01443 476419**
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Brynmair Road, Godreaman, Aberaman, CF44 6LR

TO LET
£750pcm

- **SPACIOUS PROPERTY**

- **3 BEDROOMS**
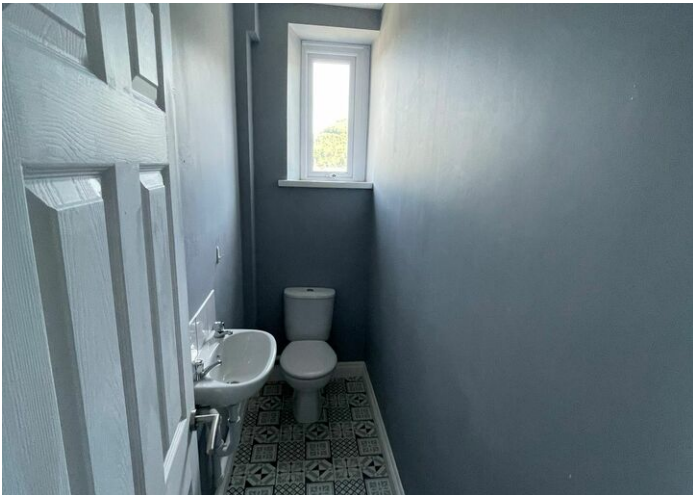
- **4 FLOORED PROPERTY**

3   1   1

Property Description
 *** TO LET ***

Don't miss out on this one, a fantastic opportunity to let this property that has been recently renovated to a very good standard.

Situated in the village of Godreaman, a short distance away from Aberaman and Aberdare. Local amenities on your doorstep to include shops, a post office, primary schools and local public houses. The area is very community orientated, you will never be short of local activities.

Accommodation: Entrance hall, living room, W.C, basement floor kitchen, upstairs bathroom, two bedrooms and an attic conversion bedroom.

ENTRANCE HALL

Entrance via a uPVC door. Smooth emulsion walls and emulsion ceiling. Laminate flooring. Light switch to hallway, living room and landing. Single radiator.

LIVING ROOM

Smooth emulsion walls and emulsion ceiling. Laminate flooring. Two double radiators. Three double power-points.Two uPVC windows, one to the front and one to the rear allowing in plenty of natural light and offers stunning views of the local mountainside.
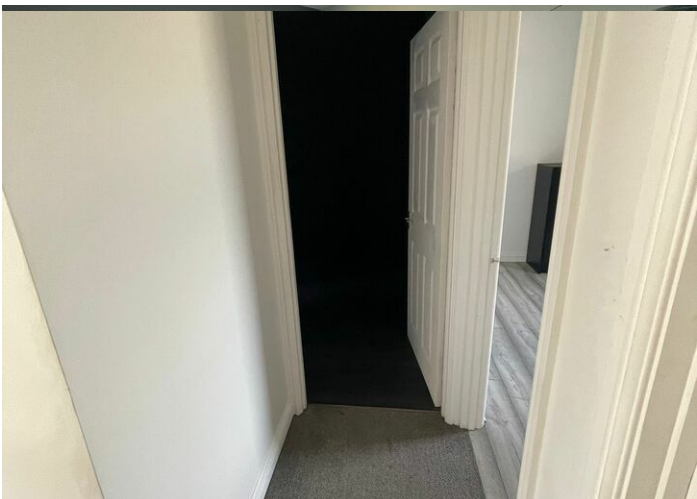
W.C.
Smooth emulsion walls and emulsion ceiling. Vinyl flooring. uPVC to rear of property. Wash basin and toilet.

BASEMENT KITCHEN

Wooden stairs from living room down to Kitchen. Kitchen with ample base and wall units. Attractive amount of work surface with tiles around. Emulsion ceiling. Tiled flooring. Double radiator. Stainless steel sink unit. Plenty of storage Five double power switches. uPVC Window to rear of property.

LANDING & STAIRS

Smooth emulsion walls and ceiling. Newly laid carpet. uPVC window to rear. Storage cupboard. Doors leading to two bedrooms, bathroom and upstairs attic bedroom.

BATHROOM

An attractive bathroom suite comprising large bath, w.c and wash hand basin. Smooth emulsion painted ceiling with light fixture. One single radiator. Panelled walls with one wall tiled behind w.c area. uPVC window to the rear with frosted glass.

BEDROOM 1

Smooth emulsion walls and ceiling. Laminate flooring. Single radiator. 1x double power-point. uPVC window to the rear.

BEDROOM 2

Smooth emulsion walls and ceiling. Laminate flooring. Small double radiator. 1x double power-point. uPVC window to the front.
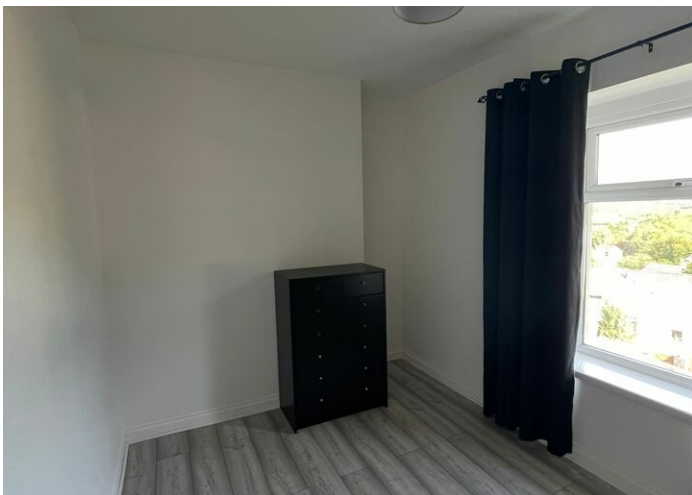
BEDROOM 3 (Attic)

Panelled walls/ Smooth emulsion ceiling. Newly laid carpet. Single radiator. 2x double power-points. uPVC window to the front. Storage room in attic also.

EXTERIOR

Front - Entrance via uPVC front door. Black surround around the uPVC windows.

Rear - Grass area. Steps leading to a further patio area with a garage at bottom of garden.

EPC

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92-100) **A**			
(81-91) **B**			
(69-80) **C**			80
(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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