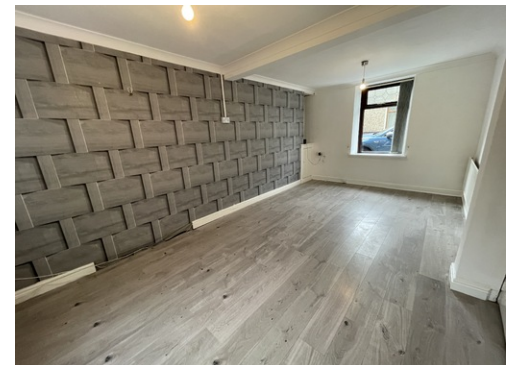
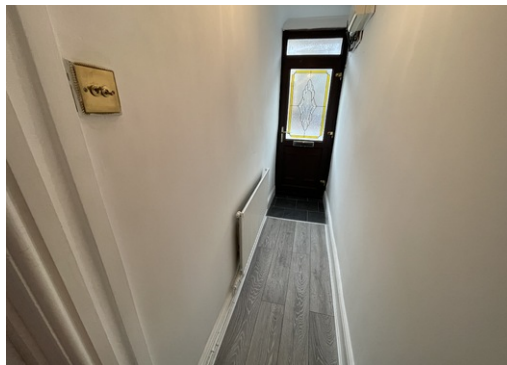




**High Street, Mountain Ash
CF45 3LN**

TO LET
£625pcm



- **Modernised Interior**
- **2 Bedrooms**
- **Enclosed Rear Garden**



2



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Property Description

🏠 *AVAILABLE NOW - TO LET * 🏠

We are pleased to bring to the rental market this recently modernised, mid-terraced property, situated on High Street, Mountain Ash. The property benefits from newly fitted carpets in the good-sized living room, on the stairs and all the bedrooms at the property. The property also boasts beautiful views of the local mountainside and is perfect for a growing family looking to rent in the local area.

Rent: £625 pcm
Deposit £625

The property is conveniently situated close to local amenities such as a local primary school, GP surgery and train station.

Accommodation comprises: Entrance Hall, Lounge, kitchen, 2 Bedrooms and Bathroom on the first floor. Enclosed rear garden.



Entrance Hallway

Part Newly Fitted Laminate Flooring, Part Tiled. Emulsion Painted Walls and Ceiling, Large Double Radiator. Stairs to 1st Floor Bedrooms and Bathroom. Door to Living Room.

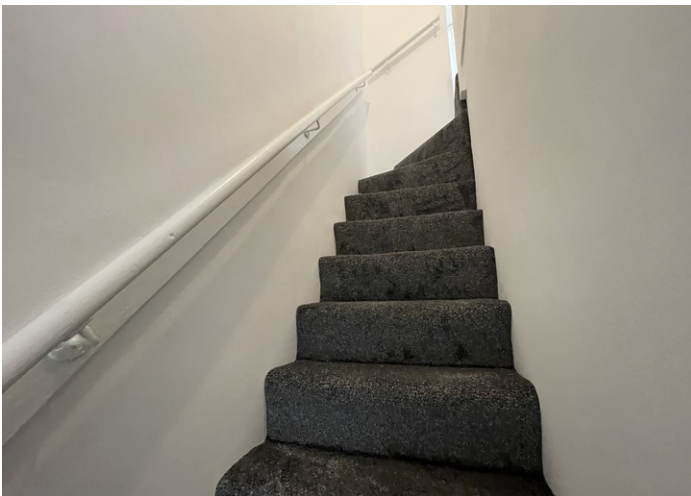
Living Room

Newly Fitted Laminate Flooring, Part Newly Emulsion Painted Walls, Part Wallpapered Walls. Newly Painted Emulsion Ceiling, 2x Large Double Radiator. 2x uPVC Windows. 3x Double PowerPoints. Under Stairs Storage Area. Door to Kitchen.



Kitchen

Tiled Flooring. Newly Emulsion Painted Walls, Panelled Ceiling. Fitted Kitchen. Large uPVC Windows to Rear. 2x Double PowerPoints. Door to Rear Garden

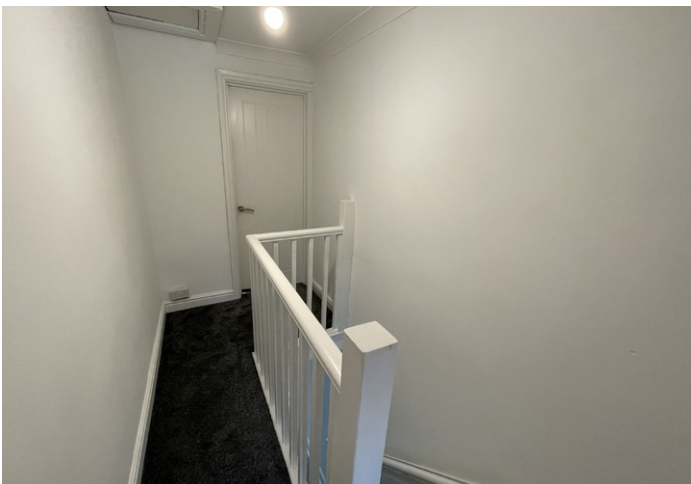


Stairs and Landing

Newly Carpeted Stairs, Newly Emulsion Painted Walls and Ceiling. Fitted Handrail and Banister. 1x Double PowerPoint. Doors to Bedrooms and Bathroom.

Bathroom

Newly Fitted Vinyl Flooring. Part Tiled, Part Newly Emulsion Painted Walls. Newly Emulsion Painted Ceiling. Large Double Radiator. Large uPVC Window to Rear. Three Piece Bathroom Suite. Shower Over Bath. Boiler Cupboard. Fitted Mirror





Bedroom One

Newly Fitted Carpeted Flooring, Newly Emulsion Painted Walls and Ceiling. uPVC Window to Front. Fitted Blinds. Large Double Radiator. 3x PowerPoints. Door to Landing.

Bedroom Two

Newly Fitted Carpeted Flooring, Newly Emulsion Painted Walls and Ceiling. Metallic Window to Rear. Fitted Blinds. Large Double Radiator. 2x PowerPoints. Door to Landing.



Rear Garden

Steps From Kitchen to Grass Garden Area. Storage Area Underneath Property



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D	67	
(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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