



T Samuel Estate Agents

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**Victoria Street, Mountain Ash
CF45 3AP**

TO LET
£575pcm



- **3 BEDROOMS**
- **RECENTLY RENOVATED**
- **CLOSE TO LOCAL AMENITIES**



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Property Description

We are pleased to offer For Let this 3 bedroom property recently renovated.

Close to local amenities and within a short walking distance to Mountain Ash Town Centre.

Local primary and secondary schools are within a short distance.

Train station in the town centre and A470 a short drive away allowing easy commute.



LOUNGE

Emulsion walls and ceiling, Carpet flooring, Upvc Windows to front and rear, 2 x Radiators, power Points, Under stairs storage



KITCHEN

Emulsion walls and ceiling, Tiled Flooring, Fitted Kitchen in white Upvc, Wall mounted combi boiler, Upvc window to rear and Door leading to rear garden





BATHROOM

Emulsion walls with tiled splashbacks, Emulsion ceiling, Laminate flooring, 3 piece bathroom suite in white with over bath shower, Radiator, Upvc window to rear.



BEDROOM 1

Emulsion walls and ceiling, Carpet flooring, Radiator, Power Points, Upvc window to front.



BEDROOM 2

Emulsion walls and ceiling, Carpet flooring, Radiator, Power Points, Upvc window to front.



BEDROOM 3

Emulsion walls and ceiling, Carpet flooring, Radiator, Power Points, Storage cupboard, Upvc Window to rear.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			86
(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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