



T Samuel Estate Agents

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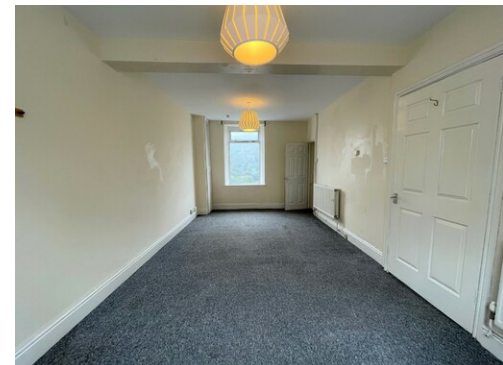
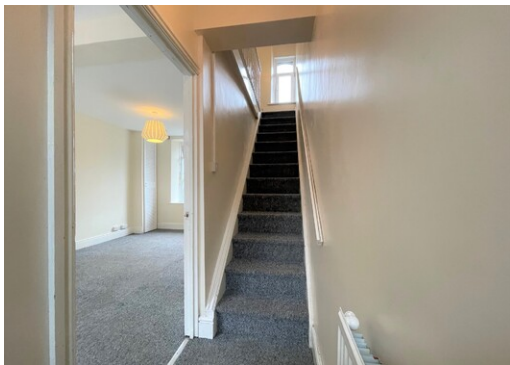
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**Dilwyn Street, Penrhiwceiber
CF45 3YG**

TO LET
£650_{pcm}



- **THREE STOREY**
- **TWO BEDROOMS**
- **UPSTAIRS BATHROOM**



2



1



1



Property Description

*** 2 BEDROOM, VILLAGE
LOCATION ***

A mid terraced three storey property with two bedrooms situated in the popular village of Penrhiwceiber, on the outskirts of Mountain Ash.

Few minutes walk to shops, primary school, GP surgery and train station.



ENTRANCE HALL

Entrance via white uPVC front door. Emulsion walls and ceiling. Carpet flooring. Electric meter and fuse board. Radiator. Stairs to the first floor and door leading to lounge.



LOUNGE

Emulsion walls and ceiling. Carpet flooring. Two radiators. Power points. Built in cupboard with louvre doors housing combi boiler. Stairs to basement level. uPVC window to both front and rear with the rear window allowing views of the local mountain side.



STAIRS TO BASEMENT LEVEL

Emulsion walls and ceiling. Carpet flooring uPVC window to the rear.

KITCHEN/DINER

Generous size kitchen/diner. Kitchen section is 4.02m x 2.43m. Newly fitted kitchen in a light mocha colour with complimentary wooden work surface. Built in oven and hob with extractor hood above. Plumbed for automatic washing machine. Vinyl flooring. Emulsion ceiling and walls. Tiled around work surfaces. Power points. uPVC window to the front.

Dining room section is 3.40m x 3.30m. Emulsion walls and ceiling. Vinyl flooring. Under stairs storage. Radiator. Power points. uPVC window and door to the rear.

LANDING

Emulsion walls and ceiling. Carpet flooring. Doors leading to upstairs bathroom and two bedrooms. uPVC window to the rear.

UPSTAIRS BATHROOM

Three piece suite in white comprising bath, w.c and wash hand basin. Vinyl flooring. Radiator. Emulsion ceiling. Emulsion walls with bathroom panelling along 2 walls. uPVC

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

EXTERIOR

Concrete and patio section. Rear lane access. Views of the surrounding mountain side.

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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