



# T Samuel Estate Agents

Tel: 01443 476419 Website: [www.tsamuel.co.uk](http://www.tsamuel.co.uk) Email: [enquiries@tsamuel.co.uk](mailto:enquiries@tsamuel.co.uk)



## Oak Terrace

Abercwmboi, Aberdare, CF44 6AL

# TO LET

- 3 BEDROOMS
- MODERNISED THROUGHOUT
- DOWNSTAIRS BATHROOM
- CLOSE TO LOCAL PRIMARY SCHOOL AND PUBLIC TRANSPORT

## £615 pcm





## Property Description

\*\*\*\*\* TO LET \*\*\*\*\*

We are pleased to offer to let this renovated modernised 3 bedroom end of terrace house. Within walking distance of local primary school and public transport. The property boasts 3 bedrooms, ground floor bathroom, uPVC double glazing, gas central heating and front, side and rear garden.

Property Comprises: Lounge, Kitchen, Bathroom. First Floor Landing, 3 Bedrooms

Council Tax Band A

Professional applicants only apply. No Pets

Rent £615

Deposit £615





#### LIVING ROOM

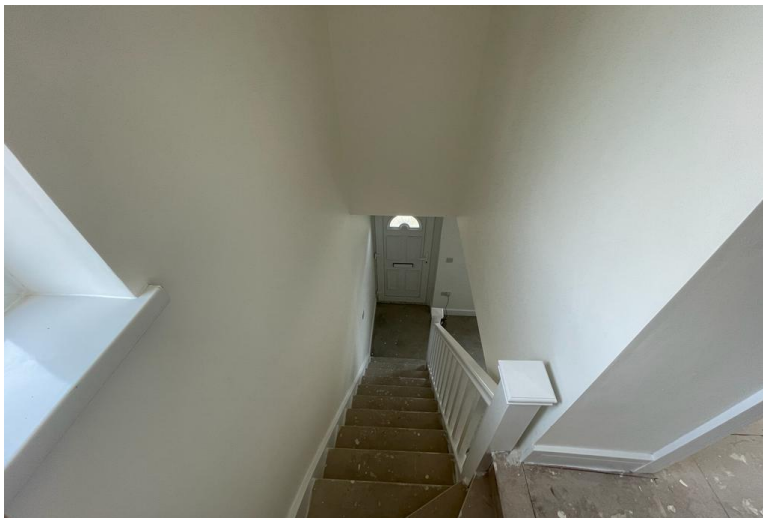
Emulsion walls and ceiling. UVC window and doors. 2 radiators. Access to Bathroom and Kitchen. Understairs stairs storage for boiler

#### KITCHEN

Emulsion walls and ceiling. Tiled floor. UPVC window to rear. Built in oven and hob.

#### BATHROOM

Emulsion and tiled walls, emulsion ceiling, radiator. Fitted Bath, WC and Wash Hand Basin in white.



#### STAIRS AND LANDING

Emulsion walls and ceiling. UPVC window to side. Access to 3 Bedrooms

#### BEDROOM 1

Emulsion walls and ceiling, radiator. UPVC window to front with fabulous views.

#### BEDROOM 2

Emulsion walls and ceiling, radiator. UPVC window to rear.

#### BEDROOM 3

Emulsion walls and ceiling, radiator. UPVC window to rear



#### OUTSIDE

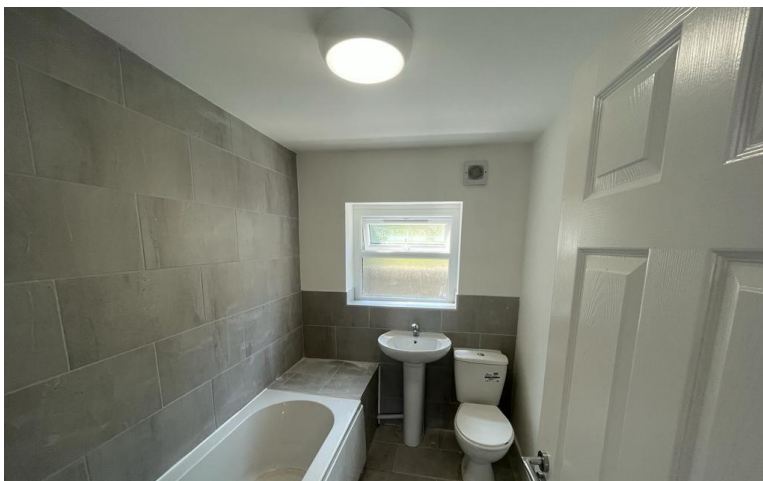
Side access with garden to front, rear and side.

#### 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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.





22 Oxford Street  
Mountain Ash  
Rhondda Cynon Taff  
CF45 3PL

[www.tsamuel.co.uk](http://www.tsamuel.co.uk)  
[enquiries@tsamuel.co.uk](mailto:enquiries@tsamuel.co.uk)  
01443 476419

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements