



**Morris Avenue, Mountain Ash  
CF45 3TW**

**TO LET**  
**£695pcm**



- **THREE BEDROOMS**
- **MODERN KITCHEN**
- **CLOSE TO AMENITIES**



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## **Property Description**

\*\*\* Coming Soon - To Let \*\*\*

We are pleased to present this spacious three bedroomed property situated on Morris Avenue, in Penrhiwceiber Mountain Ash.

The property boasts a generous-sized living room, with a modern kitchen and utility room. Upstairs are three sizeable bedrooms, and a bathroom with both a bathtub and shower unit.

The tiered garden provides ample room for Summer activities, and the property is just a short drive away from local access roads to surrounding areas.

Rent - £695PCM

Deposit - £695



### **ENTRANCE HALLWAY**

Tiled Flooring, Emulsion Painted Walls and Ceiling, uPVC Door to Front, Large Double Radiator. Door to Living Room, Stairs to Bedrooms and Bathroom

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### **LIVING ROOM**

Carpeted Flooring with Emulsion Painted Walls and Ceiling. Large uPVC Window to Front. Sunken Spotlights on Ceiling. uPVC Window to Rear. 4x Double PowerPoints. Under Stairs Storage. 1x Double Radiators.

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### **KITCHEN AND UTILITY AREA**

Tiled Flooring with part Tiled Part Emulsion Painted Walls. Emulsion Painted Ceiling. Grey Fitted Kitchen with Spotlights Underneath. 3x Double PowerPoints. 1x uPVC Door and 3x Window to Rear Garden. 1x Single Radiator

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### **STAIRS AND LANDING**

Carpeted Flooring with Emulsion Painted Walls and Ceiling. Sunken Spotlight. Wooden White Painted Bannister. Single Radiator. Doors to Bedrooms and Bathroom

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### **BEDROOM ONE**

Carpet Flooring, Emulsion Painted Walls and Ceiling. uPVC Window to Front. 1x Single Radiator, 1x Double PowerPoint

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## **BEDROOM TWO**

Carpet Flooring, Emulsion Painted Walls and Ceiling. uPVC Window to Front. 1x Single Radiator, 2x Double PowerPoint

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## **BEDROOM THREE**

Carpet Flooring, Emulsion Painted Walls and Ceiling. uPVC Window to Rear. 1x Single Radiator, 1x Double PowerPoint

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## **BATHROOM**

Tiled Flooring with Part Tiled Part Emulsion Painted Walls. W/C, Handwash Basin, Bath and Seperate Shower. uPVC Window to Rear. Boiler Cupboard

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# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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