



# T Samuel Estate Agents

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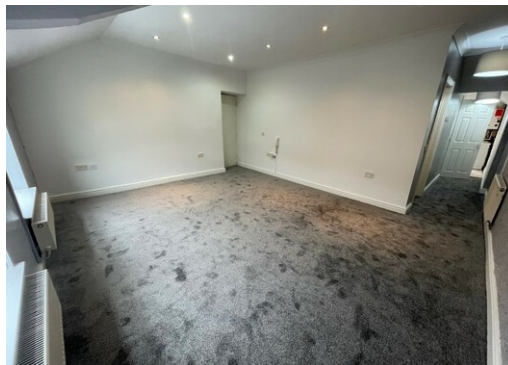
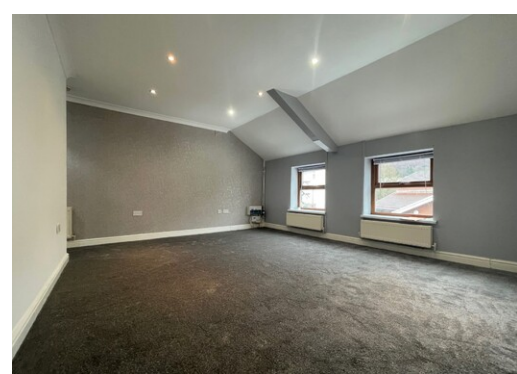
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**Oxford Street, Mountain Ash  
CF45 3HB**

**TO LET  
£520pcm**



- **Recently Renovated**
- **Great Location on the High Street of Mountain Ash**
- **Viewings Recommended**





## Property Description

Modernised one-bedroom residential flat we have available on the busy High Street of Mountain Ash! The flat is spacious and well-maintained, perfect for comfortable living. You'll love the open layout and the abundance of natural light that fills the space. Conveniently located near all the amenities you could need, like shops, restaurants, and public transportation. It's a fantastic opportunity to live in the bustling center of Mountain Ash, with close transport links to the surrounding areas!

### LOUNGE/ DINER

A light and airy lounge diner with 2 windows to the front. The property has high insulation levels and you can literally hear a pin drop!

Smooth emulsion ceiling with wall papered feature and emulsion walls. UPVC golden oak windows to the front. Newly carpeted floor. Radiator. Power points.

Landing leads to all other rooms

### BEDROOM

Double bedroom with UPVC window to the rear. Smooth emulsion ceiling and emulsion walls. Feature floral papered wall. Radiator. Power points. Newly



## KITCHEN

Modern white fitted kitchen with complimentary work tops. Built in oven & hob. Plumbing for washing machine. Space for fridge freezer. Tile effect laminated flooring. UPVC window and door to the rear garden



## EXTERIOR

Concrete patio with ample space for BBQ, table and chairs. Block Walls with railings surround



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	74
(55-68) <b>D</b>		
(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.

## 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.