



**Hawthorn Terrace, Mountain Ash
CF45 3LX**

TO LET
£620_{pcm}



- **Three Bedrooms**
- **Quiet Location**
- **Newly Carpeted Bedrooms**



3



1



1



Property Description

**** AVAILABLE NOW - TO LET ****

First floor flat available now with 3 Bedrooms and Spacious Lounge and Kitchen, Bathroom with Separate W/C. Would suit a mature couple or single mature person. Situated in the centre of Perthcelyn.



Shared entrance with access via separate door to flat.

Rent: £620PCM

Deposit: £620



Entrance

Side Gate Entrance, Steps, Shared Tiered Garden.

Kitchen

Tiled Flooring. Part Tiled Part Emulsion Painted Walls, Emulsion Painted Ceiling. Fitted Kitchen Units with Sink. 1x Large uPVC Window/ 4x Double PowerPoints. Doors Leading to Living Room and Hallway.





Living Room

Newly Carpeted Flooring, Emulsion Walls and Artex Ceiling. Large Double Radiator, uPVC Window. Mantlepiece. 2x Double PowerPoint.



Hallway

Newly Carpeted Flooring. Wallpapered Walls and Artex Ceiling. Doors Leading to 3 Bedrooms, Bathroom and Separate W/C.



Bathroom

Tiled Flooring. Part Panelled Part Tiled Walls. Newly Skimmed Ceiling. Bath with Shower Overhead, Handwash Basin. Large Frosted uPVC window. Extractor Fan.



Separate W/C

Tiled Flooring, Emulsion Painted Walls and Ceiling, Toilet, uPVC window.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Bedroom One

Newly Carpeted Flooring, Wallpapered Walls, Artex Ceiling, Double Radiator, Large uPVC Window.

Bedroom Two

Newly Carpeted Flooring, Emulsion Walls and Artex Ceiling. Large Radiator and uPVC Window Above.

Bedroom Three

Newly Carpeted Flooring, Emulsion Walls and Artex Ceiling. Large Radiator and uPVC Window Above.

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.