



T Samuel Estate Agents

Tel: 01443 476419 Website: www.tsamuel.co.uk Email: enquiries@tsamuel.co.uk

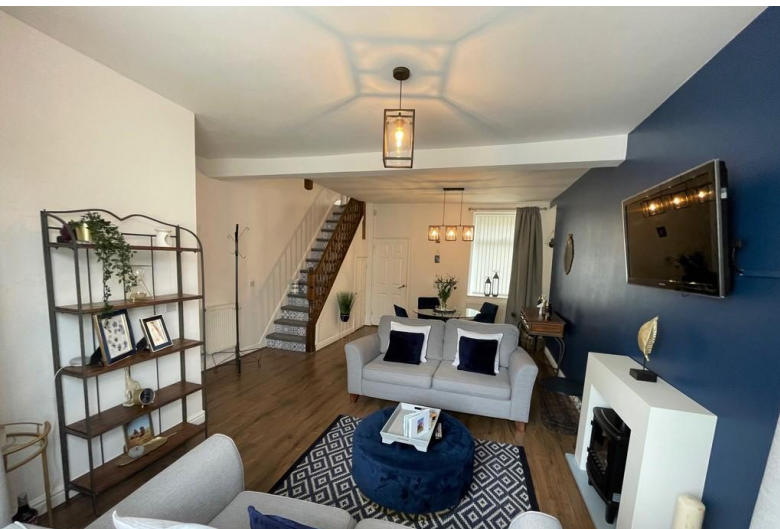


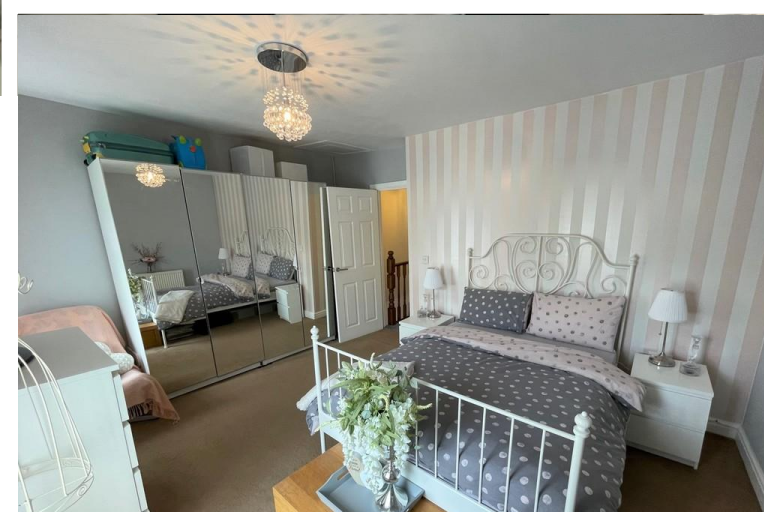
Sunnybank (P36) Mountain Ash, CF45 3TH

TO LET

- 3 BEDROOMS
- IDEAL LOCATION FOR SCHOOLS, AMENITIES
- BEAUTIFULLY DECORATED
- SPACIOUS

£565 pcm





Property Description

□□ TO LET - AVAILABLE NOW - Good size end of terrace family accommodation viewing is highly recommended!! □□

Situated in quiet location in the village of Penrhiwceiber. Local amenities, GP surgery and train station within walking distance. During the summer months there is a community run paddling pool, primary schools close by making this an ideal family location.

The recently built link road is a short drive away allowing easy access to the A470.

Accommodation comprises Entrance Porch. Spacious Lounge Diner Kitchen Downstairs Bathroom Three Bedrooms Rear garden

Rent £565 pcm
Deposit £565

LOUNGE/DINER



20' 6" x 14' 9" (6.25m x 4.5m) An attractively decorated modern themed lounge diner. Very spacious room with two windows allowing in plenty of natural light. Laminate flooring. Smooth emulsion walls and ceiling. Power points. Three radiators. Door to kitchen. Stylist feature staircase to first floor.

KITCHEN

11' 9" x 8' 4" (3.58m x 2.54m) Smooth emulsion ceiling and walls. Tiled Floor. Attractive light coloured oak effect kitchen units with black laminate work tops and tiled splash back. Integrated oven and hob. Power points. Radiator. Space for large fridge/freezer. Window to side and door to bathroom

BATHROOM

11' 1" x 7' 6" (3.38m x 2.29m) Three piece white bathroom suite with separate freestanding shower cubicle. Emulsion ceiling and walls. Two windows to rear

LANDING

11' 1" x 2' 6" (3.38m x 0.76m) Artex ceiling and emulsion walls. Power point. Doors to bedrooms

BEDROOM 1

15' 0" x 10' 11" (4.57m x 3.33m) Very light airy large bedroom with two windows to the front. Smooth emulsion ceiling and walls. Two radiators. Power points. Carpet flooring

BEDROOM 2

8' 10" x 8' 10" (2.69m x 2.69m) Smooth emulsion ceiling and walls with window to the rear. Radiator. Power points. Carpet flooring

BEDROOM 3

10' 5" x 8' 6" (3.18m x 2.59m) Smooth emulsion ceiling and walls. Window to rear. Radiator. Power Points. Alcove to fit double wardrobe. Carpet flooring

PROPERTY EXTERIOR

Front -

Appealing dressed stone walled area. Leads up steps to forecourt and front door. Iron railings and gate

Rear -

Three steps up to L shaped garden with patio areas. Artificial grass so virtually maintenance free. Wooden balustrade. Brick built shed. At the rear of the garden is another brick built shed which could easily be converted to garage/off road parking. Side entrance gate. Sunny garden



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		