



T Samuel Estate Agents

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East Road

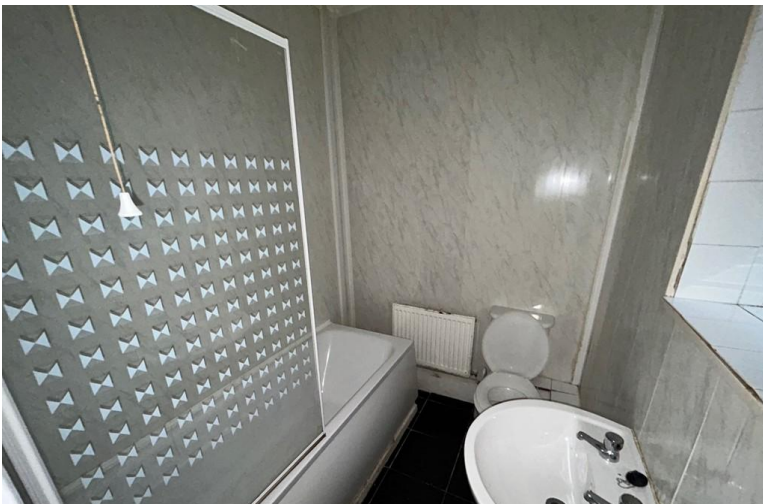
Tylorstown, Ferndale, CF43 3BP

TO LET

- 2 BEDROOMS
- EASY ACCESS TO A470
- SPACIOUS BEDROOMS
- SITUATED CLOSE TO LOCAL SHOPS AND TRANSPORT LINKS

£500 pcm





Property Description

*** TO LET ***

Stone fronted traditional 2 bedroom terraced property.

Situated in the village of Tylorstown and close to local amenities.

Offering easy access to the A470 link road and Ystrad Rhondda Train Station.

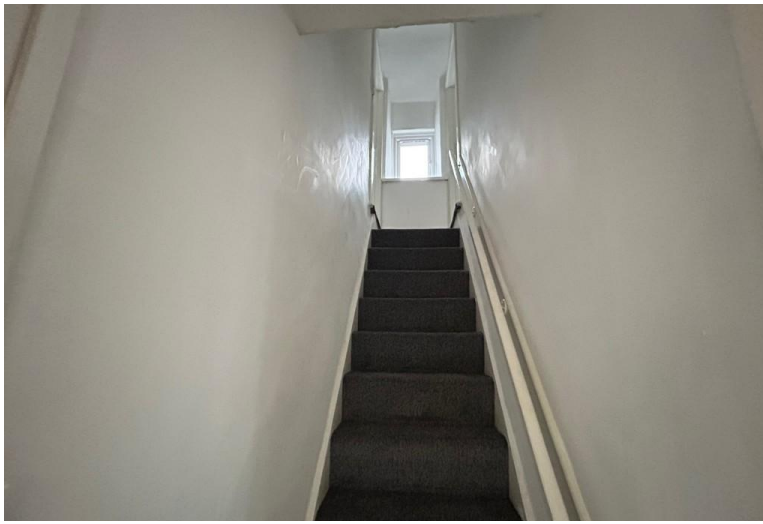
Accommodation comprises: Entrance hall, 2 x living rooms, kitchen, downstairs bathroom and two bedrooms.

ENTRANCE HALL

Enter property through uPVC door. Smooth emulsion ceiling and walls. Carpet laid

LIVING ROOM

Smooth emulsion ceiling and walls. uPVC window to the front of the property. Radiator. Newly laid carpet.



LIVING ROOM 2

Smooth emulsion ceilings and walls. uPVC window to the front of the property. Radiator. Newly laid carpet

KITCHEN

Smooth emulsion ceiling and walls. Wood effect base and wall units with black laminate work top. Half tiled walls. Black tiled floor. uPVC Window to the side of the property. Radiator. Power points. New oven and hob fitted

DOWNSTAIRS BATHROOM

Artex ceiling. Bathroom panelling to walls. 3 piece white bathroom suite with shower over the bath. Tiled floor. Radiator. uPVC window to the rear



LANDING

Smooth emulsion ceilings and walls. Newly laid carpet to the landing and stairs. uPVC window to the rear

BEDROOM 1

Smooth emulsion ceiling and walls. Newly laid carpet. Radiator. Power points. uPVC window to the front of the property

BEDROOM 2

Smooth emulsion ceiling and walls. Newly laid carpet. Radiator. Power points. uPVC window to the front of the property



EXTERIOR

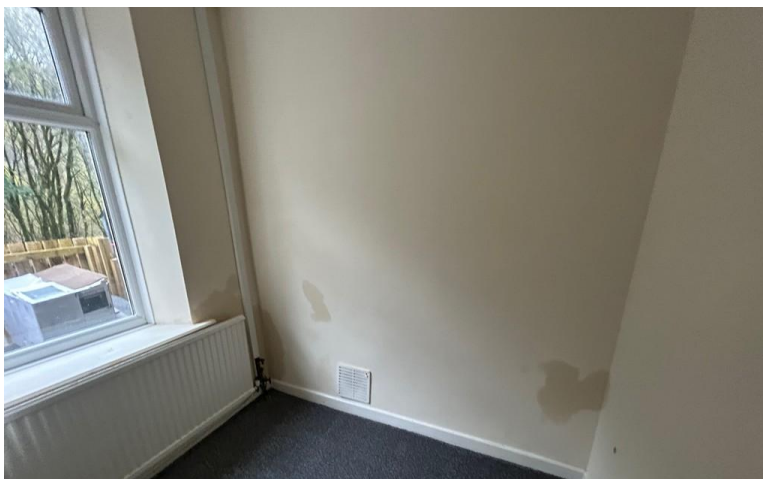
Steep steps leading to a garden, not suitable for family use.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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