



## Bailey Street, Mountain Ash

### £800 pcm

Recently renovated 3 1/2 bedroom house, comprises of a living room, dining room, kitchen, downstairs shower room, three bedrooms, dressing room/ study, bathroom and rear garden.  
To view this property please contact Smart Let Wales.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | Newly refurbished |

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Recently renovated to a high standard, this 3 1/2 bedroom house, comprises of a spacious living room, separate dining room, modern fitted kitchen and downstairs shower room. Upstairs there are three good sized bedrooms, a room that could be used as a dressing room or study and a modern fitted bathroom.

This property also benefits from a good sized rear garden, double glazing, gas central heating and is located near to good transport links for Cardiff and the valleys.

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EPC Rating: C.

Council Tax Band: B (RCT)

Deposit: £800

Holding Deposit: £184.61

### Lounge

w: 3.41m x l: 2.84m (w: 11' 2" x l: 9' 4")

Smooth plastered walls and ceiling, newly fitted carpet, radiator, double glazed bay window to front.

### Dining

w: 3.43m x l: 3.2m (w: 11' 3" x l: 10' 6")

Smooth plastered walls and ceiling, newly fitted carpet, radiator, double glazed window to rear

### Kitchen

w: 2.64m x l: 4.21m (w: 8' 8" x l: 13' 10")

Smooth plastered ceiling and part tiled walls, newly fitted vinyl flooring, radiator, double glazed window to side.

Modern kitchen suite with wall and floor units, sink, integrated cooker and hob with overhead extractor hood

### Shower

w: 2.65m x l: 1.18m (w: 8' 8" x l: 3' 10")

Smooth plastered ceiling, tiled walls and vinyl flooring, radiator and double glazed window.

Walk in shower, low level W.C and washbasin,

### Bedroom 1

w: 2.33m x l: 3.53m (w: 7' 8" x l: 11' 7")

Smooth plastered walls and ceiling, newly fitted carpet, radiator, double glazed window to front.

### Bathroom 2

w: 2.03m x l: 2.55m (w: 6' 8" x l: 8' 4")

Smooth plastered walls and ceiling, newly fitted carpet, radiator, double glazed bay window to front.

### Bedroom 3

w: 2.7m x l: 2.57m (w: 8' 10" x l: 8' 5")

Smooth plastered walls and ceiling, newly fitted carpet, radiator, double glazed window to rear.

### Dressing Room

w: 1.37m x l: 2.47m (w: 4' 6" x l: 8' 1")

Smooth plastered walls and ceiling, newly fitted carpet, radiator, double glazed window

### Bathroom

w: 2.67m x l: 1.66m (w: 8' 9" x l: 5' 5")

Smooth plastered ceiling, part tiled walls, newly fitted vinyl flooring, radiator.

Modern bathroom suite with full bath, electric shower, low level W.C and wash basin

### Rear Garden



**Please note**

No pets, no smokers, must be full time employed.

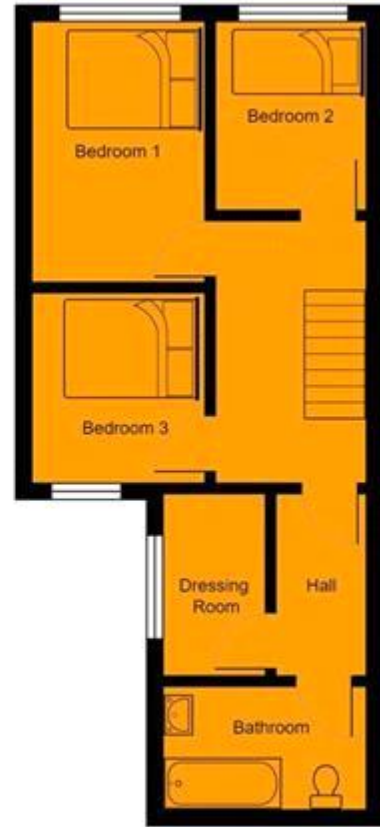
Holding fee of one weeks rent

The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement or fail to take reasonable steps to enter a tenancy agreement.

On completion of a tenancy agreement the holding deposit amount will be deducted from the first months rent payment.  
Bond £800.00

COUNCIL TAX BAND = B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>72</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.