



Ynysfeio Avenue, Treherbert, Treorchy

£850 pcm

A three bedroom terraced house comprising of a large living/dining room, kitchen, three bedrooms, a upstairs bathroom and a small back garden. a short walk to to Treherbert train station and the local amenities.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | Integrated Appliances |

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A three bedroom terraced house in comprising of large living/dining room, kitchen, three bedrooms and an upstairs bathroom. The house is terraced but has a small back garden area with patio
To view please contact Smart Let Wales.

Council Tax Band: A (RCT)

Deposit: £850

Holding Deposit: £196.15

Lounge/diner

w: 4.34m x l: 6.46m (w: 14' 3" x l: 21' 2")

Smooth plastered walls and ceiling, laminated flooring, radiator, two double glazed windows and a double glazed front door

Kitchen

w: 2.36m x l: 3.62m (w: 7' 9" x l: 11' 11")

Smooth plastered walls and ceiling, laminated flooring, double glazed window and back door . Fully fitted kitchen with integrated oven hob and hood and s/s sink with mixer tap.

Bedroom 1

w: 2.38m x l: 3.1m (w: 7' 10" x l: 10' 2")

Smooth plastered walls and ceiling, carpeted flooring, radiator, one double glazed window.

Bedroom 2

w: 2.38m x l: 3.35m (w: 7' 10" x l: 11')

Smooth plastered walls and ceiling, carpeted flooring, radiator, one double glazed window.

Bedroom 3

w: 1.96m x l: 2.16m (w: 6' 5" x l: 7' 1")

Smooth plastered walls and ceiling, carpeted flooring, radiator, one double glazed window.

Bathroom

w: 1.96m x l: 2.16m (w: 6' 5" x l: 7' 1")

Smooth plastered walls and ceiling with splashback panels around bath and basin, vinyl flooring, radiator and a fully fitted bathroom suite with larger bath for shower and bath screen

Landing

w: 1.96m x l: 2.14m (w: 6' 5" x l: 7')

Smooth plastered walls and ceiling and carpeted flooring.

Storeroom 1

Understairs storage cupboard

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 £850

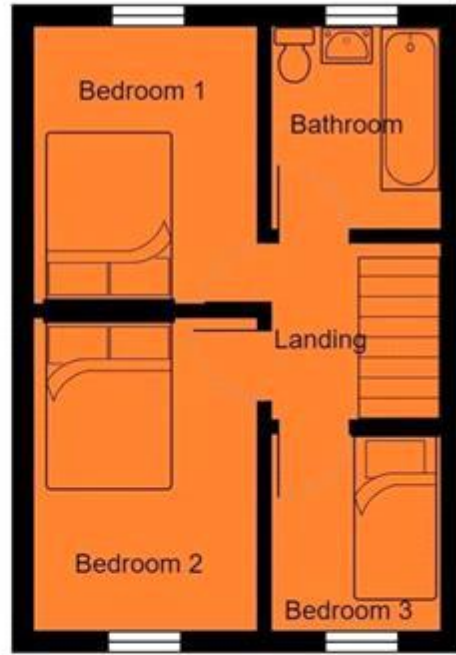
COUNCIL TAX BAND = A (Rhondda Cynon Taff Council)

EPC band D





4 Ynysfeio Avenue



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	83
England & Wales	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.