



## Co-Operative Street, Ton Pentre, Pentre

### £925 pcm

Three bedroom, mid terraced house available to rent from the end of January, comprising of a large lounge / diner, modern kitchen and bathroom and three bedrooms. Viewings will be held the first week of January so to view please submit an enquiry to Smart Let Wales.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | Great view from garden |

**01495236989**

[info@smartletwales.co.uk](mailto:info@smartletwales.co.uk)

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Council Tax Band: A (RCT)  
Deposit: £925  
Holding Deposit: £213.46  
Garden details: Private Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

### Lounge/diner

Smooth plastered ceiling and walls, carpet, radiator, double glazed windows

### Kitchen

Smooth plastered ceiling and tiled walls (tiled around splash backs), wood effect flooring, radiator, double glazed UPVC window and door.  
Kitchen benefits from a range of wall and floor units, integrated gas hob and electric oven, extractor hood and single bowl sink.

### Bathroom

Smooth plastered ceiling and walls (tiled around wet areas), wood effect flooring, ladder style radiator, UPVC double glazed window.  
Bathroom suite includes a full bath with mixer shower and glass shower screen, pedestal washbasin and a low level W.C

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

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

### Rear Garden

Enclosed area of patio with great views of the surrounding landscape.

### Please note

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

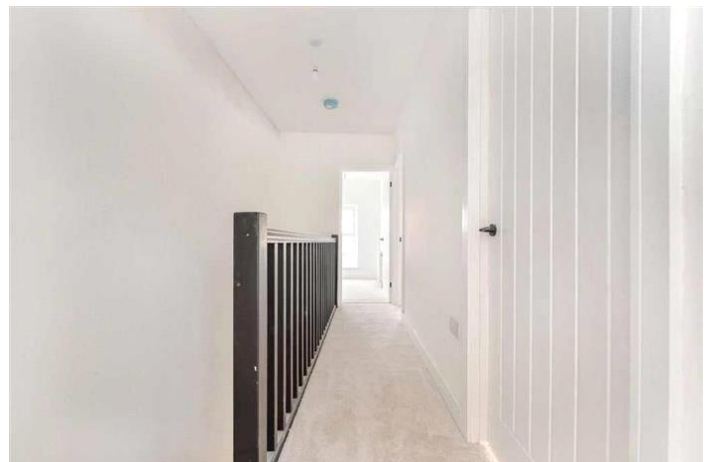
Holding fee of one weeks rent

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 £925

COUNCIL TAX BAND = A (Rhondda Cynon Taff)  
EPC band D


Our office will be closed until the 2nd of January so please register your interest via the link on Zoopla and you will be contacted when the office re-opens.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**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.