



## **9 Windsor Street, Aberdare, CF44 8LL**

### **£630 Per Month**

Pennaf Premier Properties are pleased to offer for let this three bedroom terraced property in Aberdare. The property briefly comprises of spacious lounge, downstairs family bathroom, kitchen to the ground floor with three bedrooms to the first floor. To the rear, steps leading upto enclosed garden with small patio area. The property is located within walking distance to the town centre. Viewing is strictly via appointment only. Please call the office on 01639 760 033 to arrange a viewing. NO PETS

## **GROUND FLOOR**

### **Entrance Hallway**

Entrance via upvc front door, carpet flooring, radiator, electric meter and fuse box, light fitting, stairs to first floor.

### **Lounge**

Door, carpet flooring, emulsion walls, artex ceiling, radiator, light fitting x2, window to front and rear, power points, cupboard housing meters, fireplace surround, storage cupboard.

### **Inner Hallway**

Door, tiled flooring, radiator, emulsion walls, skirting, light fitting, light switch, smoke alarm.

### **Downstairs Bathroom**

Door, tiled flooring, tiled walls, skirting, artex ceiling, inset light, light switch, wash hand basin, w.c., bath, taps, electric shower, shower curtain pole, frosted window to side, radiator, toilet roll holder, soap dish, mirror, shelf.

### **Kitchen**

Door, tiled flooring, emulsion walls, tiled splash back, artex ceiling, light fitting, light switch, window to rear, power points, boiler, wall & base units, drawers, worktops, sink and taps, upvc back door to rear garden.

## **FIRST FLOOR**

### **Stairs & Landing**

Carpet to stairs and landing, emulsion walls, dado rail, light fitting, light switch, smoke alarm, attic access.

### **Front Bedroom**

Door, carpet flooring, emulsion walls, skirting, artex ceiling, radiator x2, light fitting, light switch, window to front x2, power points.

### **Middle Bedroom**

Door, carpet flooring, emulsion walls, artex ceiling, radiator, window to rear, shelf, light fitting, light switch.

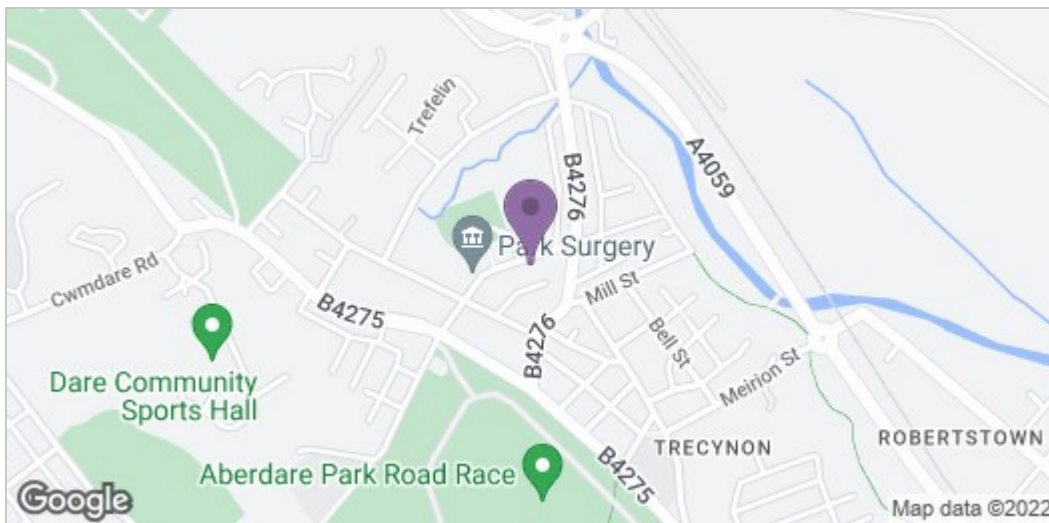
### **Rear Bedroom**

Door, carpet flooring, emulsion walls, skirting, radiator, light fitting, light switch, wall light, window to rear, power points.

## **OUTSIDE**

### **Rear Garden**

Enclosed rear garden with steps leading up to patio area, shrubs to lower level, small grass area, fencing to side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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