



62 Maes Y Wennol

Miskin CF72 8SB

£1,200 PCM

HARRIS & BIRT





Located in the ever popular area of Miskin - this beautifully presented three-bedroom semi detached property offers the perfect blend of modern living and comfort and is located in the catchment area for the extremely popular Y Pant Comprehensive school. The property comprises of a good size front lounge with bay window overlooking the front garden, a modern fitted kitchen with newly fitted integral oven and hob and space for washing machine and fridge/freezer, a dining room with french doors opening to a good size enclosed rear garden, plus a newly fitted ground floor cloaks/wc. There are three bedrooms - with fitted wardrobes to the master bedroom and a modern bathroom/wc in white with shower over bath - there are two allocated parking spaces, gas central heating and double glazing.

The property is offered on an unfurnished basis at £1,200 per calendar month, with a deposit of £1,300. It has an EPC rating of C and falls under Council Tax Band D. Available immediately, this lovely home is ready to welcome its next tenants.

### Hallway

Carpeted entrance hallway with access to all rooms and stairs to first floor. Radiator.

### Cloaks/wc

Cloakroom/wc with low level flush w.c and wash hand basin both in white with chrome fittings. Brand new flooring. Radiator. Window to front elevation.

### Living Room

Large light and airy living room with window to front elevation. Carpet. Radiator. Double doors opening to the kitchen diner.

### Kitchen/Diner

Modern fully fitted kitchen in white with space for washing machine and fridge/freezer. Brand new integral oven with gas hob and electric oven. Wall mounted gas boiler. Dining area with ample space for table and chairs. Radiator and good size understairs storage cupboard. Patio doors leading to enclosed rear garden.

### First Floor Landing

Carpeted landing area with access to all three bedrooms, bathroom and handy storage cupboard with water tank and shelving.

### Bedroom One

Good size bedroom with window to front. Carpet. Radiator. Double fitted wardrobes plus separate storage cupboard.

### Bedroom Two

Good size bedroom with window to rear. Carpet. Radiator.

### Bedroom Three

Third bedroom ideal for study or child's room. Window to rear. Carpet. Radiator.

### Bathroom/WC

Fitted with a modern suite in white - panelled bath, pedestal wash hand basin and low level flush wc with chrome fittings. Brand new flooring. Radiator, Electric Triton Cara shower over the bath with shower curtain. Wall mounted shave point. Open window to side aspect.

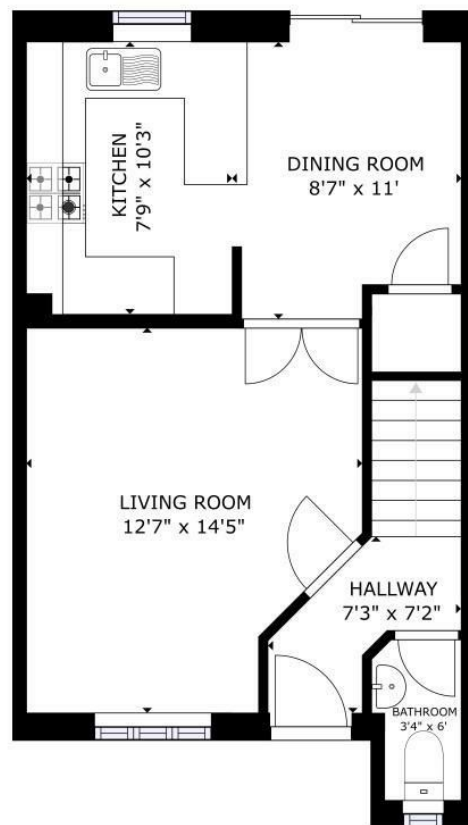
### Exterior

Double driveway to side of the property. Open front garden with shrubs and plants and good size enclosed rear garden bordered by boundary fencing. Mainly laid to lawn.

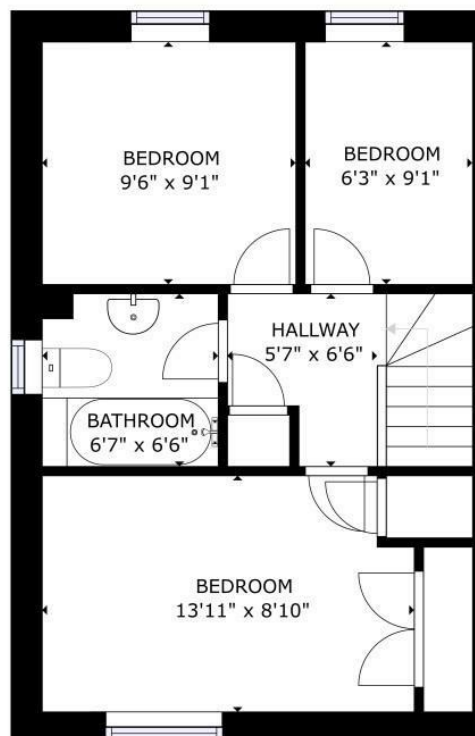








FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA  
FLOOR 1: 436 sq ft, FLOOR 2: 439 sq ft  
TOTAL: 875 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

