



38 Augustus Street, Ynysybwl, CF37 3LH
£775 Per Calendar Month

**** Available Now ** Well Presented ** Convenient for School, Shops & Amenities ****

Viewing recommended on this well presented mid terraced house located in the popular village of Ynysybwl - within minutes of shops, school, countryside walks and main roads.

Comprising of entrance hall, open plan lounge & dining room, kitchen with oven & hob, utility room, two bedrooms and attractive first floor bathroom.

There is a rear garden together with gas combi central heating and double glazing.

Entrance hall



Half glazed entrance door, radiator, staircase to first floor.

Lounge 11'0" x 9'10" (3.35 x 3.00)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring, open plan to dining room.

Dining Room 10'3" x 10'2" (3.13 x 3.10)



Double glazed window to rear, radiator, coved ceiling, laminated wood flooring, understairs cupboard.

Kitchen 10'2" x 7'3" (3.10 x 2.22)

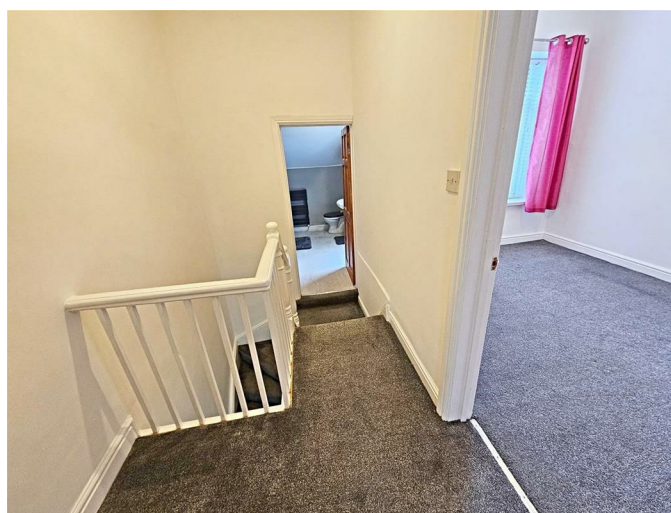


Fitted with matching base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven with extractor hood above, space for washing machine and fridge/freezer, radiator, coved ceiling, tiled floor, double glazed window to side.

Utility room 8'8" x 5'11" (2.63 x 1.80)

Base cupboard with work top space, space for tumble drier, laminated wood flooring, double glazed windows to rear and half glazed door to side.

First floor landing



Coved ceiling, attic access.

Bedroom 1 14'5" x 10'1" (4.39 x 3.08)



Two double glazed windows to front, radiator, coved ceiling.

Bedroom 2 10'1" x 8'6" (3.07 x 2.60)



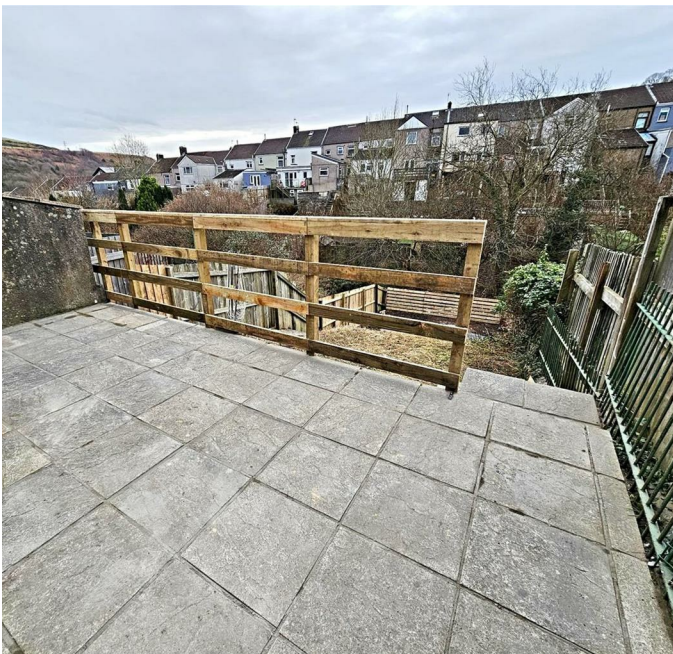
Double glazed window to rear, radiator, coved ceiling.

Bathroom/WC



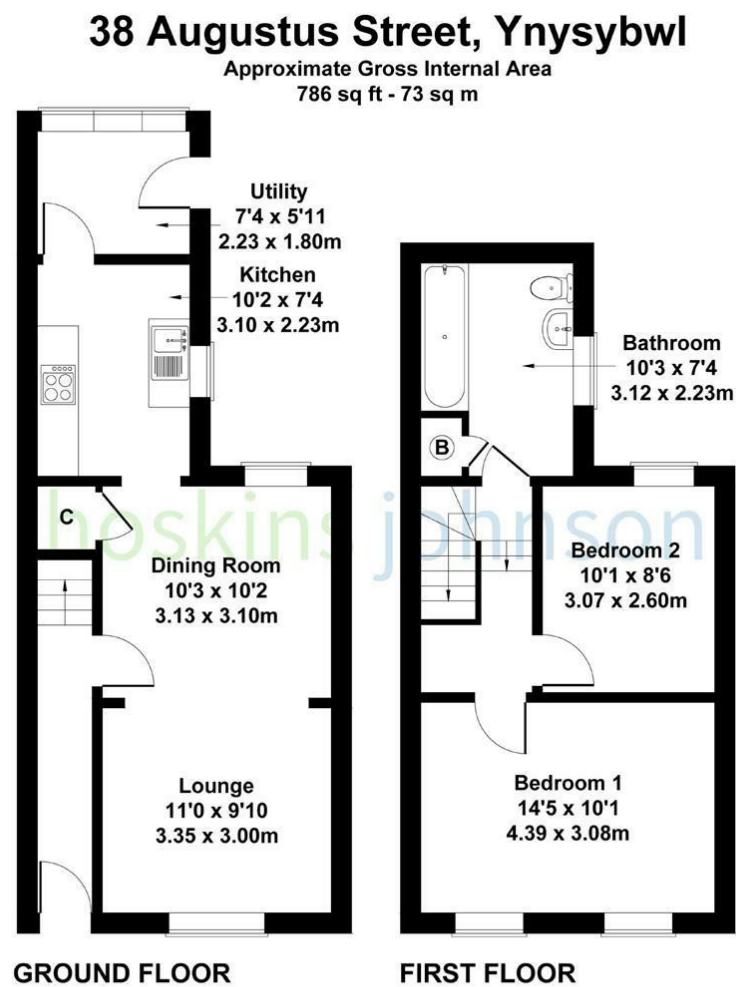
Attractively fitted with white three piece suite comprising of panelled bath with mains powered 'Waterfall' shower and separate hand held shower, wc, wash hand basin, heated towel rail, airing cupboard with gas combi boiler, double glazed window to side.

Outside



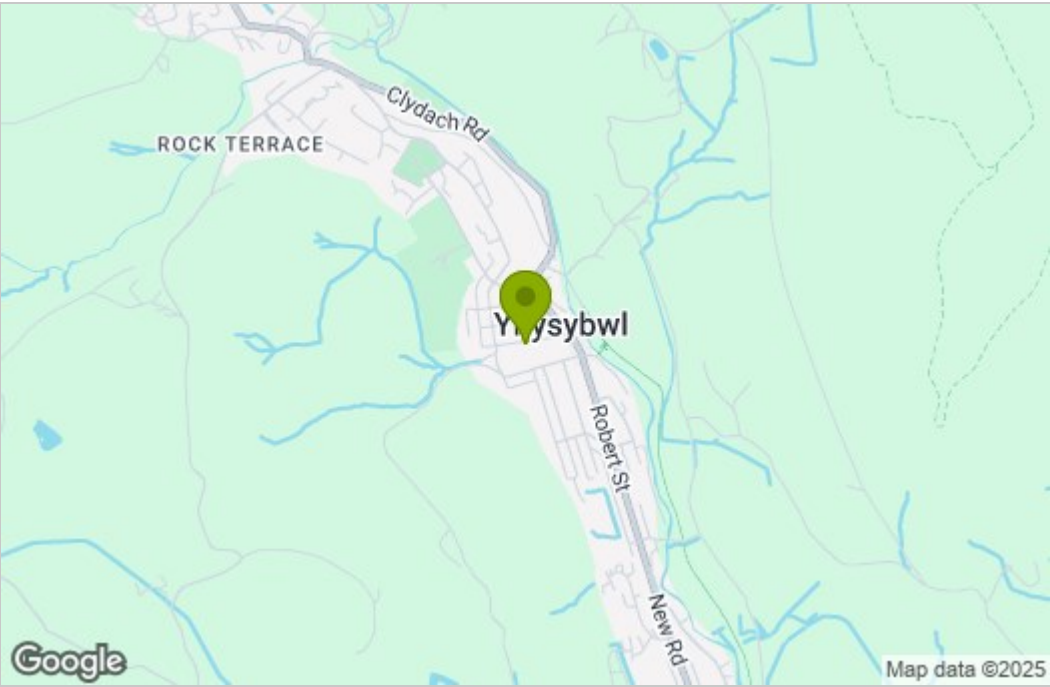
Tiered rear garden with paved patio, lawned area and a lower garden area.

Floor Plan

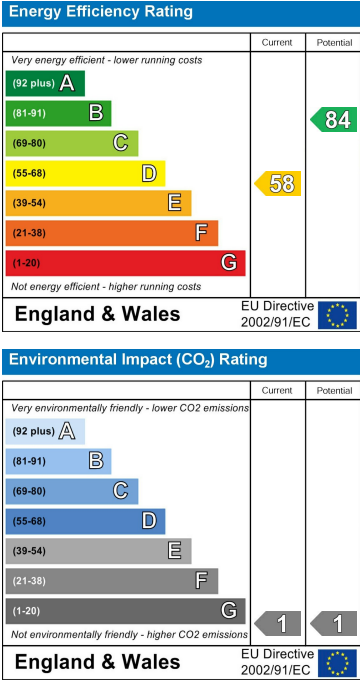


Not to Scale. Produced by The Plan Portal 2021
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Area Map



Energy Efficiency Graph



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