

# The Overview

Property Name:  
*Morris Avenue, Mountain Ash*

Price:  
*£825 Per Calendar Month*

Qualifier:  
*Per Calendar Month*

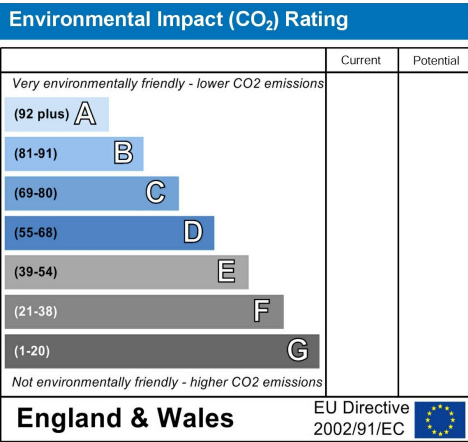
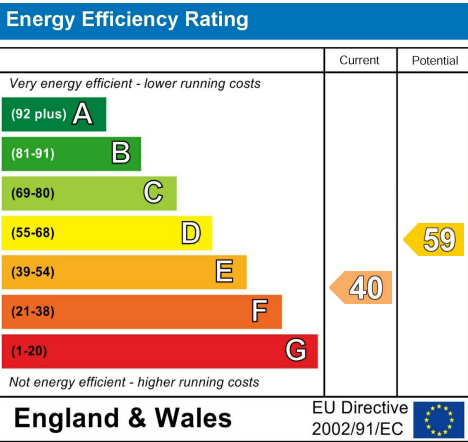
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# The EPC



# The Bullet Points

- Available to rent
  - Spacious living room
  - Grey fitted kitchen
  - Grey carpet throughout
  - Popular residential area
- Three bedroom terraced house
  - Modern kitchen/diner
  - Neutral bathroom with shower
  - Tiered rear garden
  - Ready to move into

# The Main Text

Household Income to be considered for referencing: £24,750+

Situated in a convenient residential location, this three-bedroom terraced house at Morris Avenue, Mountain Ash, CF45 3TW, is available to rent and offers well-proportioned accommodation throughout.

The property is entered via an entrance hall, which leads through to a spacious living room, providing a comfortable and versatile space. To the rear of the property is a kitchen/diner, fitted with modern grey cupboards complemented by wood-effect worktops, creating a practical and attractive area for everyday use. The bathroom is accessed from the kitchen/diner and is finished in neutral tones, featuring patterned wall tiles, wood-effect flooring, and a white suite comprising a WC, wash hand basin, and bath with overhead shower.

Upstairs, the property offers three generously sized bedrooms, all finished in a neutral style. Grey carpet runs throughout the house, paired with white walls, giving the home a clean and modern feel.

Externally, the rear garden is tiered and includes flat, stone-paved areas, ideal for outdoor seating and entertaining.

### Additional Information

Household Income to be considered for referencing: £24,750+

Rental Amount: £825

Deposit: £951 x5 weeks

0% Deposit Option Available

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria. Unfortunately, applications that do not meet these standards may result in an unsuccessful reference check and forfeiture of the holding deposit.

Type of home: Mid Terraced House

EPC Rating: B

Council tax band: A

Borough: Rhondda Cynon Taf

### Local Area

Morris Avenue is set within a well-established residential area of Mountain Ash, offering a friendly community atmosphere and easy access to a range of local amenities. The area benefits from nearby shops, cafés, and everyday conveniences, along with green spaces and scenic surroundings that reflect the natural beauty of the Cynon Valley. Mountain Ash town centre provides a variety of services and leisure options, making the location practical while still retaining a peaceful, neighbourhood feel.

### Education

The local area offers a range of educational facilities catering to different age groups, making it suitable for families and individuals alike. There are early years settings, primary and secondary education options, and further education opportunities available nearby. This provides continuity of education from early development through to later learning, all within a well-established community setting.

### Local Transport

The property benefits from good local transport links, providing convenient connections within Mountain Ash and the surrounding areas. Regular services make it easy to travel for work, shopping, and leisure, while nearby road networks offer straightforward access to neighbouring towns and the wider region. This makes the location practical for those who commute or require reliable day-to-day connectivity.

# *The Photographs*

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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