

INTRODUCING . . .



***GORGEOUS GRACEFUL
GETAWAY***

Welcome Pack

MAIN MENU



**Who Is F&S
Properties?**



**About The
Property**



House Rules



Polite Reminders



**Getting
Around**



Local Attractions



WHO IS F&S PROPERTIES?



Your go-to provider of serviced accommodation properties.

F&S Properties are ideal for short to mid term stays, contractors, relocations, emergency accommodation and leisure.

Our portfolio of properties includes a variety of affordable and premium options in various locations, including the picturesque Rhondda Valleys in South Wales, the seaside charm of Southend-on-Sea, and the vibrant energy of North London's Enfield. Each of our properties is conveniently located near amenities and attractions, ensuring that you have everything you need to make the most of your stay.

Whether you are seeking a cosy apartment or a spacious house, we ensure that each property meets our high standards of comfort and convenience. Our team work tirelessly to maintain and manage our properties, ensuring that you have a seamless, stress-free and personalised home away from home experience!



07418 382269



bookings@feelathome.properties



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ABOUT THE PROPERTY



1 Edmondess Street, Tylorstown, Ferndale, Wales CF43 3HH
(access instructions & key box codes are sent via direct message on the day of check-in)



Wi-Fi Network - **NOWZCGXP** Wi-Fi Password - **Pw5e6z2wnYgq**



[Property Web Link](#)



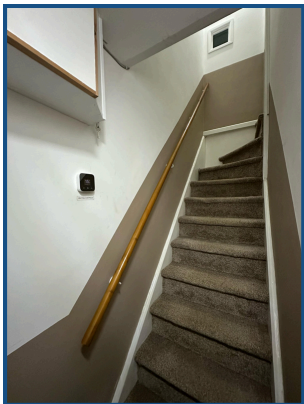
[Property Video Walkthrough](#)





Check-in - From 3pm onwards of arrival date
Check-out - By 10am of departure date



Street parking is available for this property



Heating Instructions:

- The HIVE Mini thermostat is located on the wall in the main entrance hallway at the bottom of the stairs.
- Press the  or  buttons to adjust the temperature.
- Use the Boost button for extra heating.
- Please turn off the heating when not in use or before leaving.



! IMPORTANT! !: Each room has thermostatic radiator valves. If a radiator isn't heating, check that its valve is turned on.



HOUSE RULES



No parties or events allowed.



Please don't eat or drink in the bedrooms.



No illegal substances allowed on the premises



No unregistered guests allowed.



Please turn off the heating when you go out.



Please do your dishes.



Please don't rearrange the furniture.



Please look after the furniture, or face paying damages.



Take extra care of your keys, or face a replacement fee.



Please respect the noise curfew.
Quiet time = 10pm-8am.



Please take out your trash before you leave.



Please respect check-in and check-out times.



POLITE REMINDERS



When you're not in the house could you please turn the heating off until you return.

Please take off shoes whilst in the property..



It's a no smoking property. If you do wish to smoke can you smoke outside in the garden.

Pets are not allowed anywhere on the property.



Before You Leave, Please:

- ✓ Remove any food from the fridge and freezer.
- ✓ Do not leave perishable items in the cupboards.
- ✓ Turn off all lights and electronic devices (TV, coffee machine, etc.).
- ✓ Ensure the stove/hot plates are off.
- ✓ Lower the thermostats and turn off the heating.
- ✓ Close and lock all windows and doors.
- ✓ Check each room for any belongings you may have left behind.
- ✓ Return the keys to the key box as you collected them. Scramble the code and close the flap securely.

We'd Love Your Feedback!

- ★ If you enjoyed your stay, please leave us a 5-star review—it really helps us!
- 💬 Have suggestions? Let us know via text/WhatsApp: +44 7418 382269

Book With Us Directly & Save!

For future stays, reach out to us directly—we'd love to offer you a loyalty discount on your next booking.

Thanks again for choosing our property. Safe travels! 🚀

Book directly at www.feelathome.properties

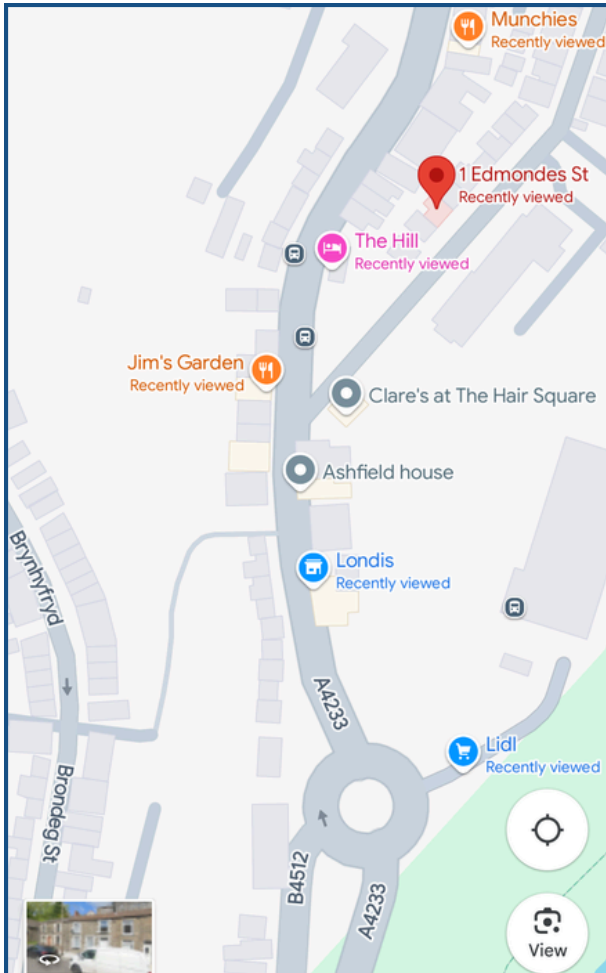


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GETTING AROUND

Walk



- * Tylorstown Primary School (opposite)
- * 2mins - Tylorstown Flying Start Nursery
- * 2mins - Jim's Garden (Chinese/Fish & Chips Takeaway)
- * 3mins - Londis convenience store
- * 4mins - Munchies Kebab & Pizza Takeaway
- * 5mins - Lidl supermarket
- * 5mins - Public basketball court and childrens playground
- * 10mins - K&R Premier off license and convenience store

Car



- * 5mins - Asda
- * 5mins - McDonald's

Train



- * 8-10 mins walk to Ystrad Rhondda Train station. Easy Access to Central Cardiff.

Bus



- * Nearest stop - 3mins walk away (Police Station)
- * Routes at this stop:
 - 124 (Maerdy <> Cardiff)
 - 132 (Maerdy <> Cardiff)
 - 170 (Blaenllechau <> Clydach Vale)
 - 172 (Aberdare <> Porthcawl, via Bridgend)



LOCAL ATTRACTIONS

(within ~30 mins of property)



RHONDDA HERITAGE PARK

Rhondda Heritage Park, Coedcae Rd, South Wales CF37 2NP

www.rctcbc.gov.uk/EN/Tourism/RhonddaHeritagePark/Home.aspx

PONTYPRIDD MUSEUM

Bridge St, Pontypridd CF37 4PE

www.pontypriddtowncouncil.gov.uk/museum

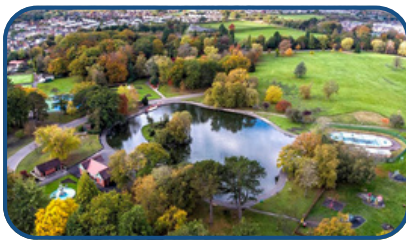


CAERPHILLY CASTLE

Castle St, Caerphilly CF83 1JD

www.cadw.gov.wales/visit/places-to-visit/caerphilly-castle

ABERDARE PARK



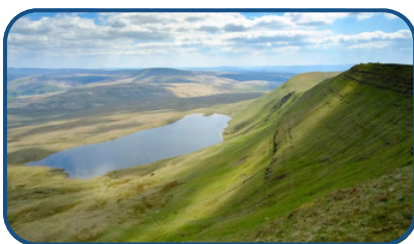
ROYAL MINT EXPERIENCE



BIKEPARK WALES



BRECON BEACONS NATIONAL PARK



ZIP WORLD TOWER COLLIERY



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