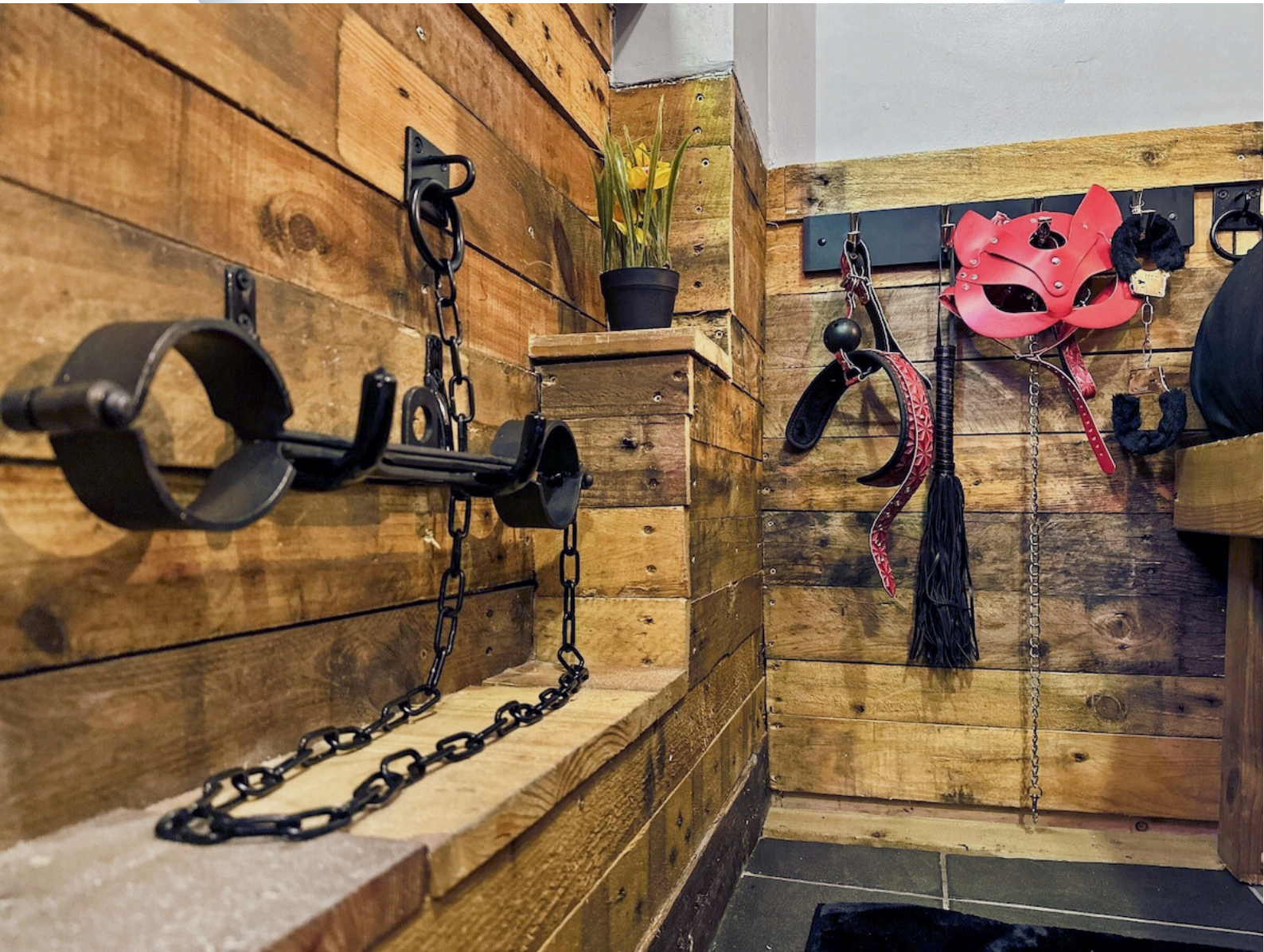


INTRODUCING . . .



KINKY KABIN

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



[Main Menu](#)



ABOUT THE PROPERTY



2 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



Unrestricted road parking is available outside the property along the street.

Kabin Room Heater Instructions:

- The heater is located above the doorway as you enter.
- Turn On/Off: Press the power button.
- Adjust Temperature: Use the  /  buttons to set the temperature.
- Please turn off the heating when not in use or before leaving.



Kabin Room Heating

ABOUT THE PROPERTY (cont'd.)

Spa Room Heater Instructions:

- The heater is located on the wall near the bench area.
- Turn On/Off: Pull the cord switch.
- The heater runs on a preset temperature and automatically switches off when the room is warm.
- To restart, pull the cord again.








Spa Room Heater

Sauna Instructions:

- Turn the left knob to activate the sauna.
 - The sauna operates on a 30-minute safety timer and will turn off automatically.
- ⚠ Do not tamper with the right knob—it should remain preset at the 1 o'clock position.

Hot Tub Instructions:

- Adjust Temperature – Use  /  buttons to set your desired heat.
- Jets – Press the  Jets 1 button to turn on/off or adjust intensity.
- Blower – Press the  Blower button to turn on/off bubbles.
- Lights – Press the  Light button to switch on off.
- ⚠ Safety – No soaps, oils, or bubbles. The system self-filters.
- ● After Use – DO NOT switch power off at the wall. Secure the cover to retain heat.



Hot Tub
Control Panel

Enjoy your soak!  



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 cabin..



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.
- ✓ 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! 🚀

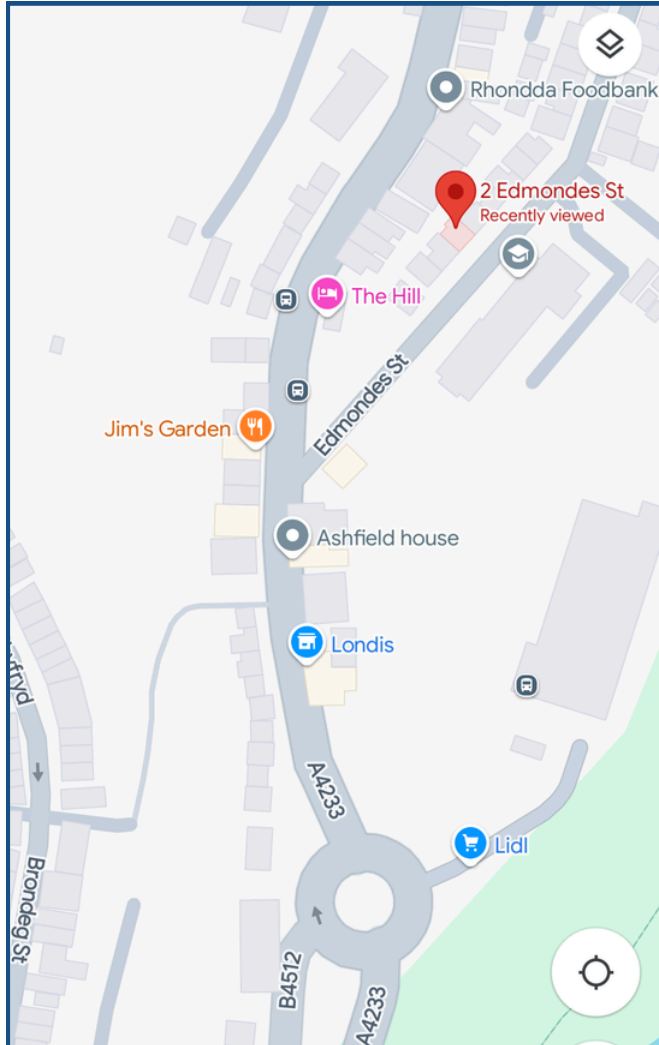
Book directly at www.feelathome.properties



[Main Menu](#)



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

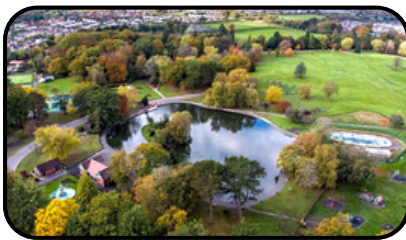


CAERPHILLY CASTLE

Castle St, Caerphilly CF83 1JD

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

ABERDARE PARK



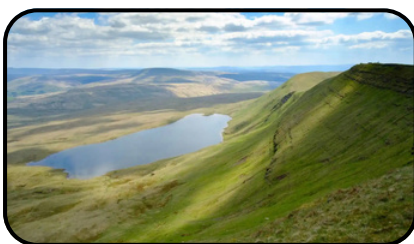
ROYAL MINT EXPERIENCE



BIKEPARK WALES



BRECON BEACONS NATIONAL PARK



ZIP WORLD TOWER COLLIERY

