



**56 Heol Dowlais
Efail Isaf
Pontypridd
Mid Glamorgan
CF38 1BE**

Offers in Excess of £515,000

bettermove

Heol Dowlais Pontypridd

Bettermove are proud to present this 5 bedroom detached house in Pontypridd.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and detached double garage.

The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 4 bedrooms, 1 en-suite, the family bathroom and a conservatory on the ground floor. The first floor consists of a further large bedroom and separate living space. The exterior boasts a very large private rear garden, perfect for enjoying the summer months.

Located in the popular town of Pontypridd, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A473, Treforest Estate railway station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

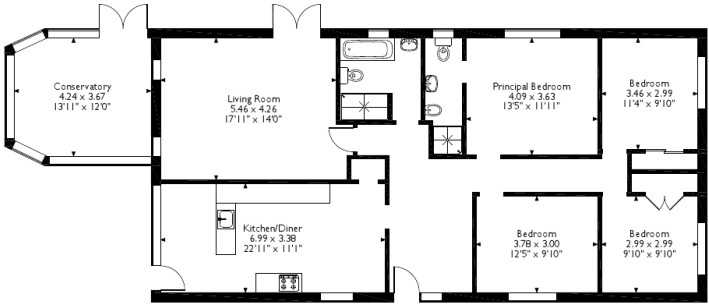
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Heol Dowlais, Efail Isaf, Pontypridd, Rhondda Cynon Taff
Approximate Gross Internal Area
148 Sq M/1593 Sq Ft

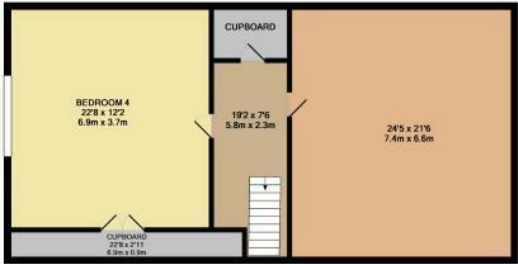


Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

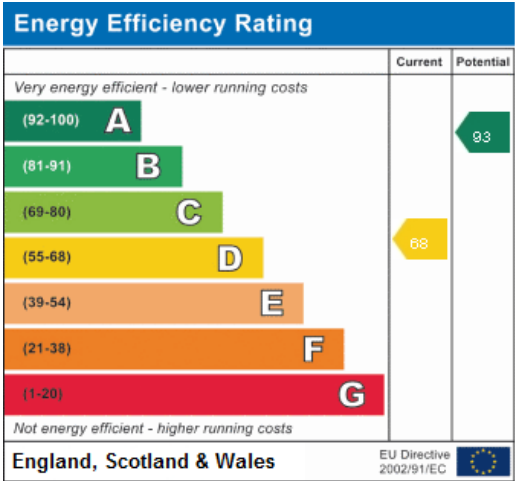


GROUND FLOOR
APPROX. FLOOR
AREA: 148 SQ. FT.
(15.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA: 188 SQ. FT.
(19.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 336 SQ. FT. (35.3 SQ. M.)
(While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(Drawn with AutoCAD 2007)





20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

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