



**West Grove
Merthyr Tydfil
Mid Glamorgan
CF47**

Offers in Excess of £390,000

bettermove

West Grove

Merthyr Tydfil

Bettermove are proud to present this 5 bedroom semi-detached house in Merthyr Tydfil.

This property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway.

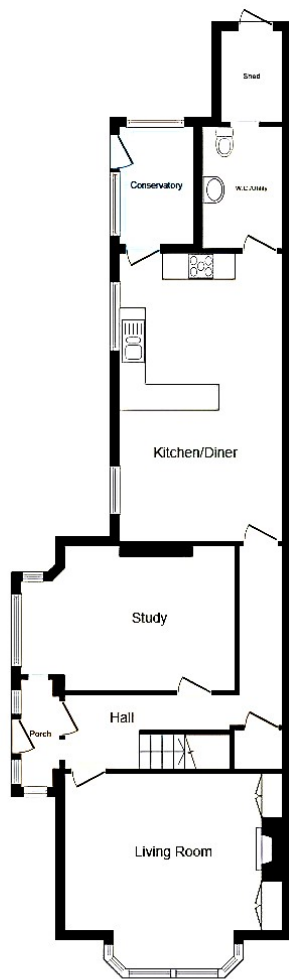
The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, study, fitted kitchen/diner, WC/utility and conservatory on the ground floor. The first floor consists of three good sized bedrooms and the family bathroom, with the further two bedrooms located on the second floor. The exterior boasts both front and rear gardens, with patio and lawn areas, perfect for enjoying the summer months.

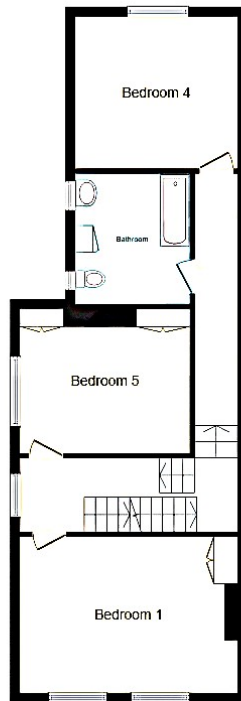
Located in the popular town of Merthyr Tydfil, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Merthyr Tydfil Railway Station, a variety of local bus routes, and close access to the A470, leading into Cardiff.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

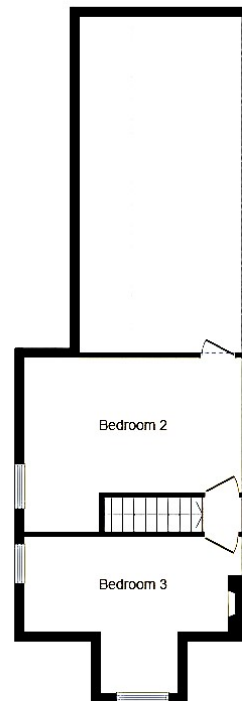




Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	64
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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