



**The Avenue
Pontywaith
Ferndale
Mid Glamorgan
CF43**

Offers in Excess of £123,000

bettermove 

The Avenue

Ferndale

Bettermove are proud to present this 2 bedroom terraced house in Pontygwaith.

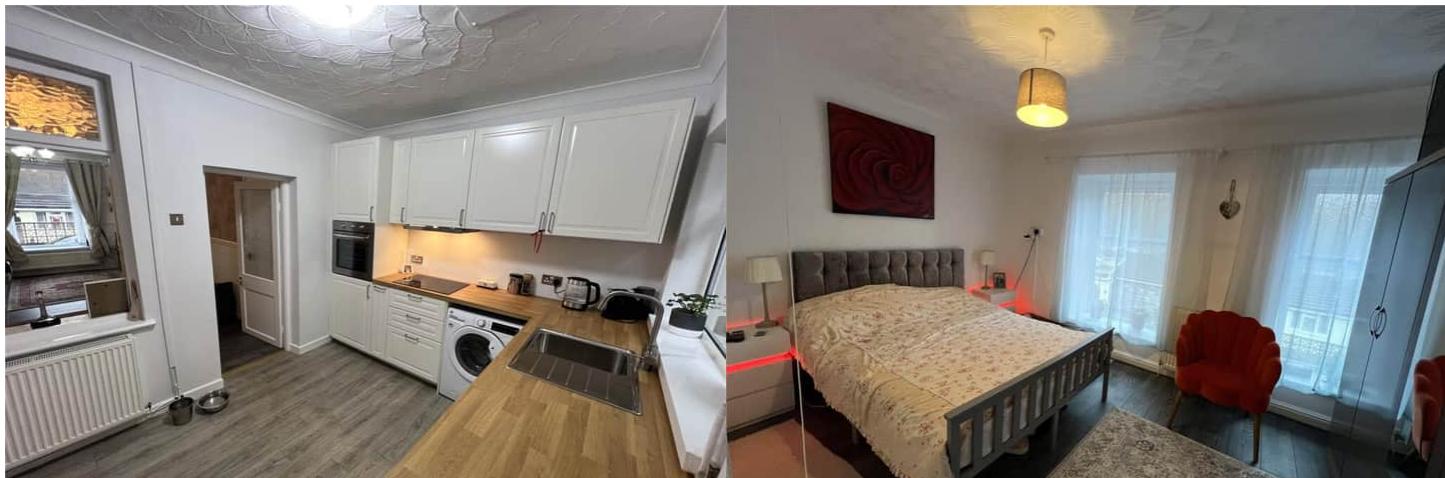
The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, and new fitted kitchen, with integrated appliances, on the ground floor. The first floor consists of 2 bedrooms and a modern family bathroom. The exterior boasts a private rear terrace garden, with a patio area, which offers stunning views of the surrounding mountains, perfect for enjoying the summer months.

Located in the sought after village of Pontygwaith, Ferndale, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Porth Train Station, giving direct routes to Cardiff Central, a variety of local bus routes, and quick access to the M4.

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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