



Swansea Road  
Clwydyfagwyr  
Merthyr Tydfil  
Mid Glamorgan  
CF48

Offers In Excess Of £275,000

bettermove 

# Swansea Road

## Merthyr Tydfil

Bettermove are proud to present this 3 bedroom town house in Clwydyfagwyr.

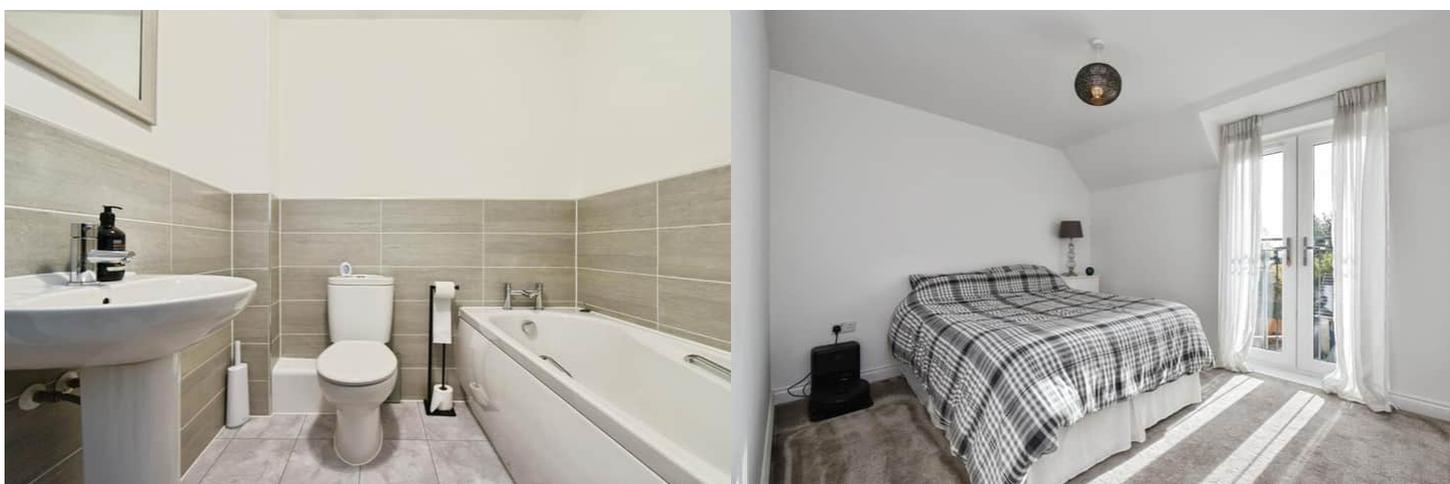
The property benefits from high performance glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

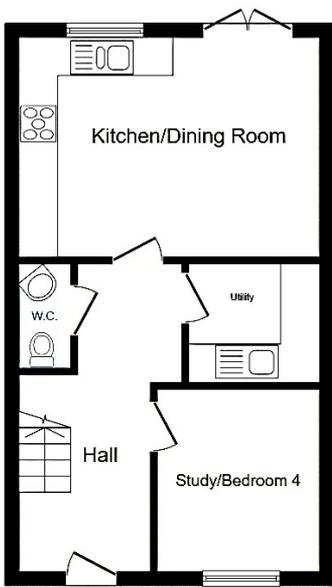
The council tax band is D.

The interior of this beautifully presented townhouse, is arranged over three floor, and comprises a modern fitted kitchen/dining room, with attached utility room, and one versatile bedroom/study room on the ground floor, with direct access to the rear garden, along with a convenient cloakroom. The first floor offers a bright reception room with Juliette balcony and a family bathroom, as well as a double bedroom. The further two bedrooms, including the master bedroom, with a private en-suite, are located on the second floor. The exterior boasts a private rear garden, perfect for enjoying the summer months

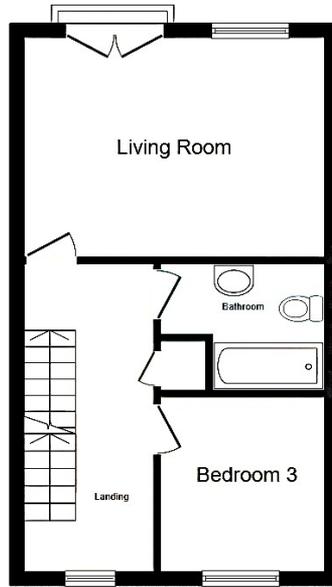
Located in the popular town of Clwydyfagwyr, Merthyr Tydfil, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Merthyr Tydfil Train Station, giving direct links to Cardiff Central Station, a variety of local bus routes, and quick access to the A470, leading to the M4.

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

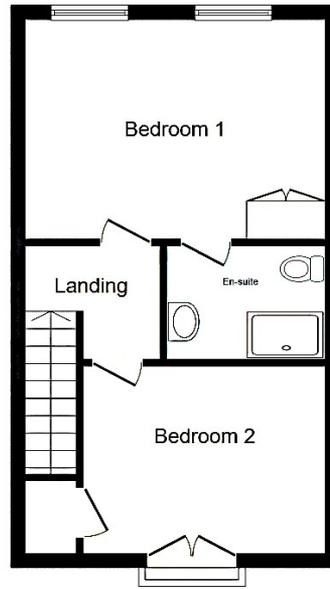




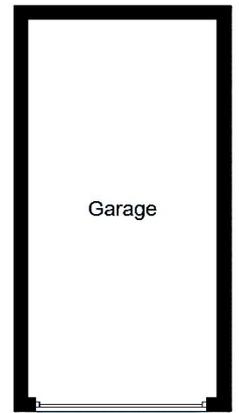
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>81</b>	<b>90</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	<b>81</b>	<b>90</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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