



Aberdare
Mid Glamorgan
CF44

Offers In Excess Of £110,000

bettermove

Aberdare

Bettermove are proud to present this 3 bedroom terraced house in Aberdare. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

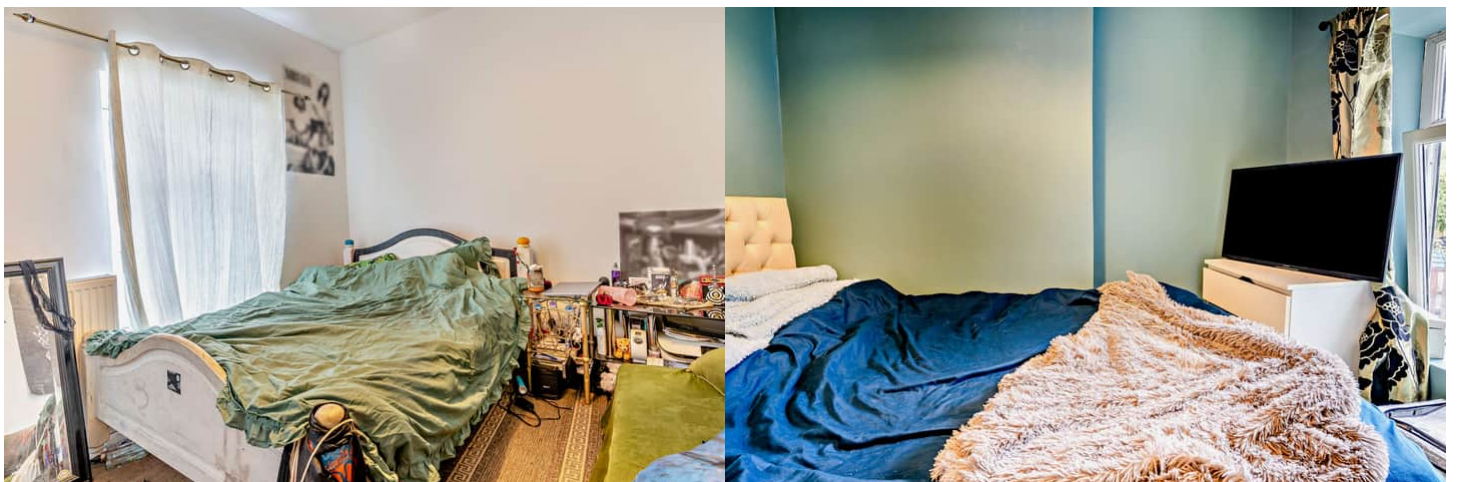
The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is B.

The interior of this well presented property comprises a spacious living and dining area, downstairs WC and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Aberdare, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Aberdare train station (1.3 miles), variety of bus stops and the A470.

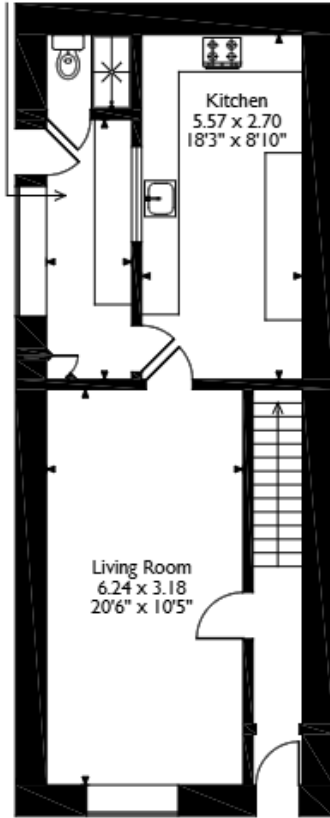
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



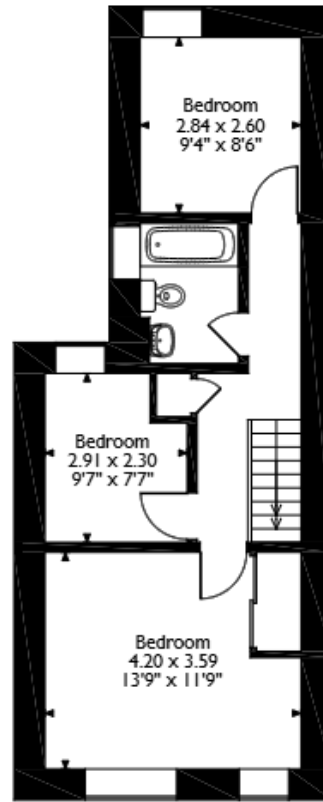
Wayne Cottages, Aberdare

Approximate Gross Internal Area 91 Sq M/979 Sq Ft

Utility
3.81 x 1.47
12'6" x 4'10"



Ground Floor



First 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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