



Balaclava Road
Dowlais
Merthyr Tydfil
Mid Glamorgan
CF48 3BW

Offers In Excess Of £105,000

bettermove

Balaclava Road Merthyr Tydfil

Bettermove are proud to present this 2 bedroom terraced house in Dowlais. Available with no forward chain.

This 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 presented property comprises a spacious living/dining room, downstairs family bathroom and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months

Located in the popular village of Dowlais, 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, variety of bus routes and the A465.

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





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(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		82
(55-68) D	60	
(39-54) E		
(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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