



**Duffryn Street
Mountain Ash
Mid Glamorgan
CF45 3NL**

Offers in Excess of £90,000

bettermove

**Duffryn Street
Mountain Ash**

Bettermove are proud to present this 3 bedroom end of terrace in the sought after area of Mountain Ash.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the garage. The council tax band is A.

The interior of this property briefly comprises a spacious living room, the fitted kitchen and family bathroom on the ground floor. The first floor consists of 3 double bedrooms. The exterior boasts a private rear courtyard, perfect for enjoying the summer months.

Located in the popular town of Mountain Ash, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Mountain Ash Train Station, the A470 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

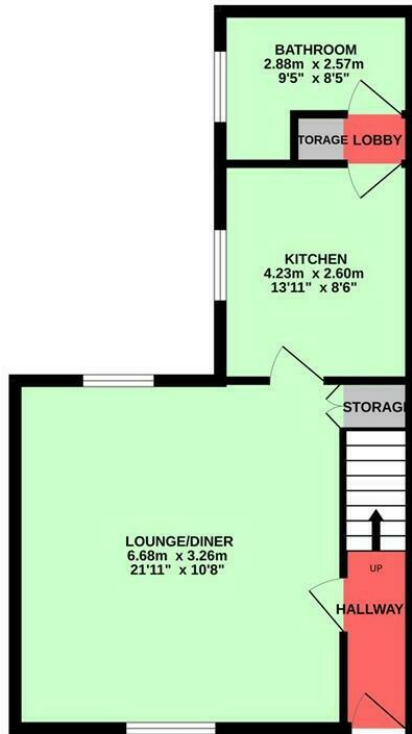
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.

Speak to one of our sales team about our Exclusivity Deposits today to find out more...



GROUND FLOOR
47.6 sq.m. (512 sq.ft.) approx.



1ST FLOOR
39.1 sq.m. (421 sq.ft.) approx.



44, DUUFRYN STREET, MOUNTAIN ASH

TOTAL FLOOR AREA: 86.7 sq.m. (933 sq.ft.) approx.

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	56	
(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	



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