



**Maes Hedd
Llanilid
Pontyclun
Mid Glamorgan
CF72 4AE**

Offers in Excess of £510,000

bettermove

Maes Hedd

Pontyclun

Bettermove are proud to present this impressive 5 bedroom detached house in the sought after area of Llanilid available with no forward chain.

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

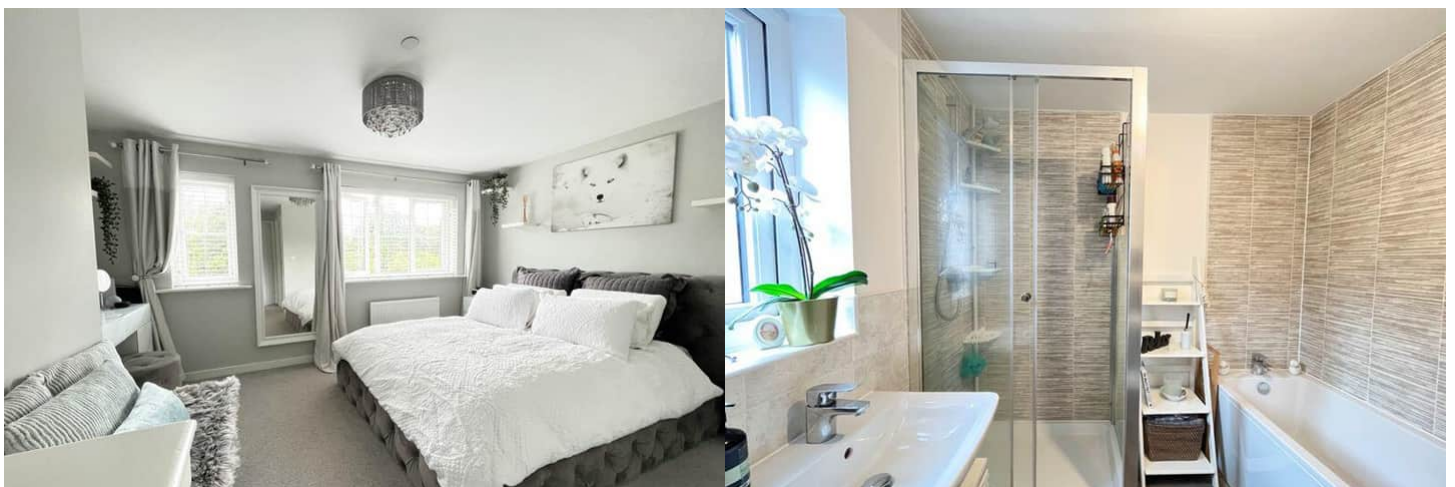
The interior of this beautifully presented property comprises two reception rooms, downstairs WC and modern fitted kitchen with dining area on the ground floor. The first floor consists of 4 bedrooms with the 5th being used as a dressing, the family bathroom and ensuite bathroom in the master bedroom. The exterior boasts a private landscaped rear garden with paved terrace, artificial lawn, timber pergola and covered seating area, perfect for enjoying the summer months. The garage has partly been converted, with the front side being a usable garage store and a home office/garden room with modern electric fire with integrated seating bench to the side.

Located in the sought after village of Llanilid, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Pencoed Train Station, Llanharan Train Station, The M4 and many local bus routes.

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

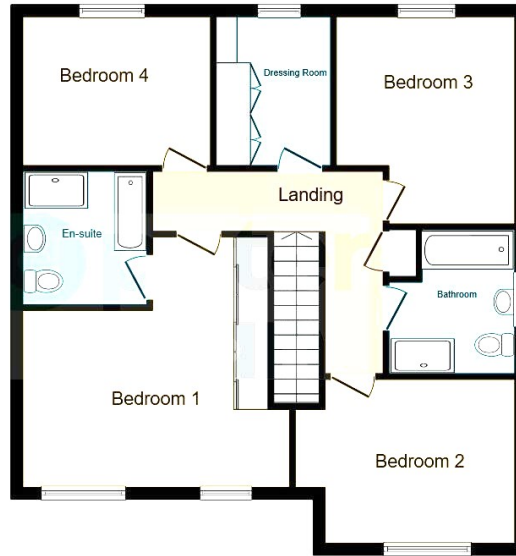
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

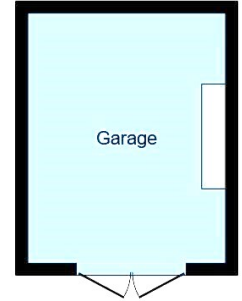




Ground Floor



First Floor



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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