



**Plasnewydd Road  
Cardiff  
South Glamorgan  
CF24 3EN**

**Offers In Excess Of £225,000**

**bettermove**

# Plasnewydd Road Cardiff

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

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout.

The council tax band is D.

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

Located in the popular city of Cardiff, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A4161, Cardiff Queen Street train station and many local bus routes.

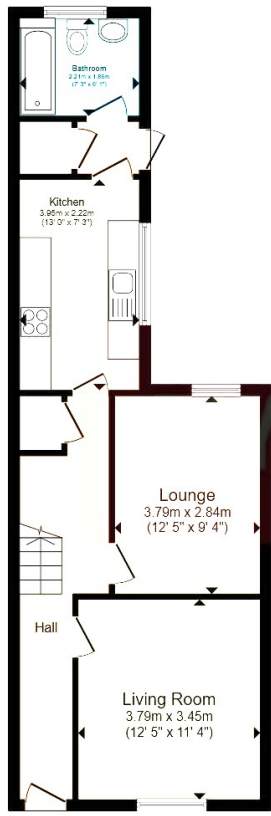
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.

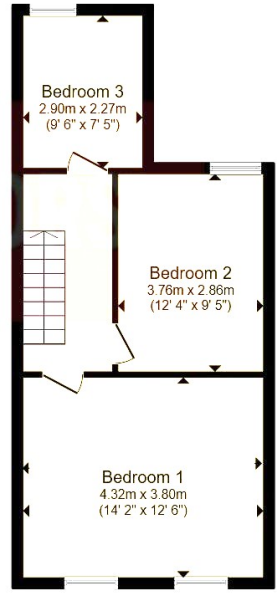
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**



**First Floor**

Total floor area 92.9 sq.m. (1,000 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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