



**Wellington Street
Aberdare
Mid Glamorgan
CF44 8EW**

Offers in Excess of £63,000

bettermove

Wellington Street Aberdare

Bettermove are proud to present this 2 bedroom terraced house in Aberdare; available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has parking available via the street outside.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and dining area on the ground floor. The first floor consists of 2 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 the A465 and local bus routes.

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

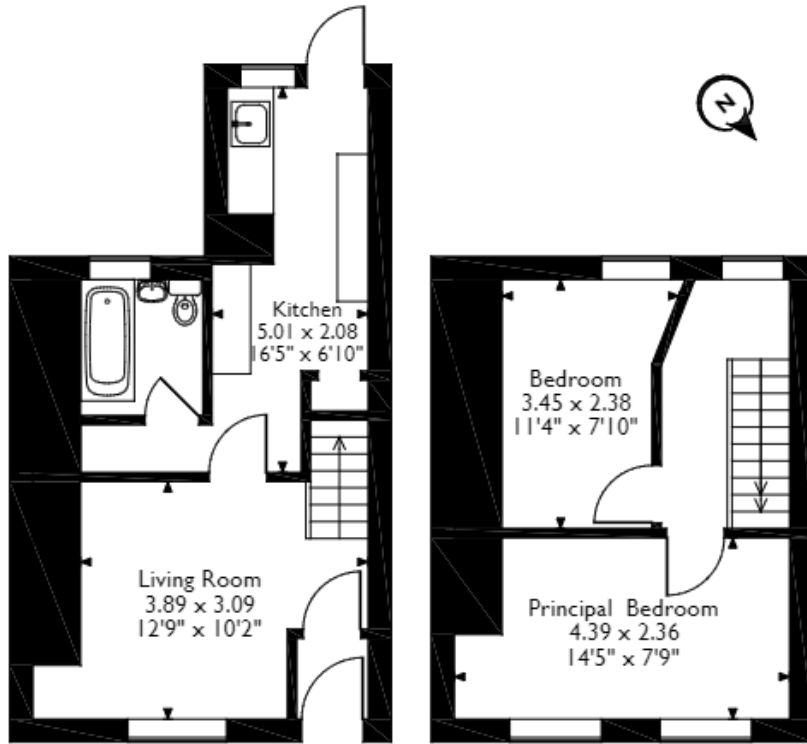
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.



Wellington Street, Aberdare
 Approximate Gross Internal Area
 55 Sq M/592 Sq Ft



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		90
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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