



High Street  
Bedlinog  
Treharris  
Mid Glamorgan  
CF46 6RP

Offers in Excess of £343,000

bettermove 



# High Street Treharris

Bettermove are proud to present this 7 bedroom detached house in Bedlinog available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample parking available on street. The council tax band is D.

The interior of this beautifully presented property is set over 4 floors with a full renovation completed in the basement with an additional bedroom, bathroom, storage space and office space. The ground floor provides a spacious living room, dining room, guest room with ensuite and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and the family bathroom including the master bedroom and ensuite. The second floor has 2 further spacious bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months. There is also opportunity to purchase and extend the garden into the land situated behind it, subject to relevant planning being approved.

Located in the popular village of Bedlinog, the property is close to a range of amenities and transport connections can be found from many local bus stops and the A470.

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.

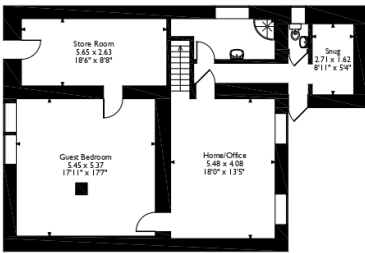
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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

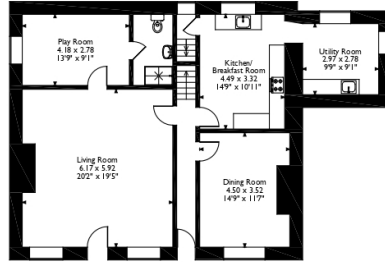


## High Street, Bedlinog, Treharris, Merthyr Tydfil

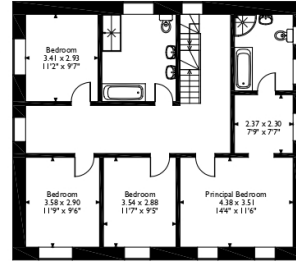
### Approximate Gross Internal Area 359 Sq M/3865 Sq Ft



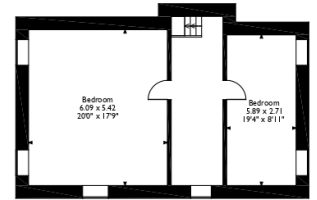
**Basement**



**Ground Floor**



**First Floor**



**Second 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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</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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