



**Nuns Crescent
Pontypridd
Mid Glamorgan
CF37 2EW**

Offers in Excess of £510,000

bettermove

Nuns Crescent Pontypridd

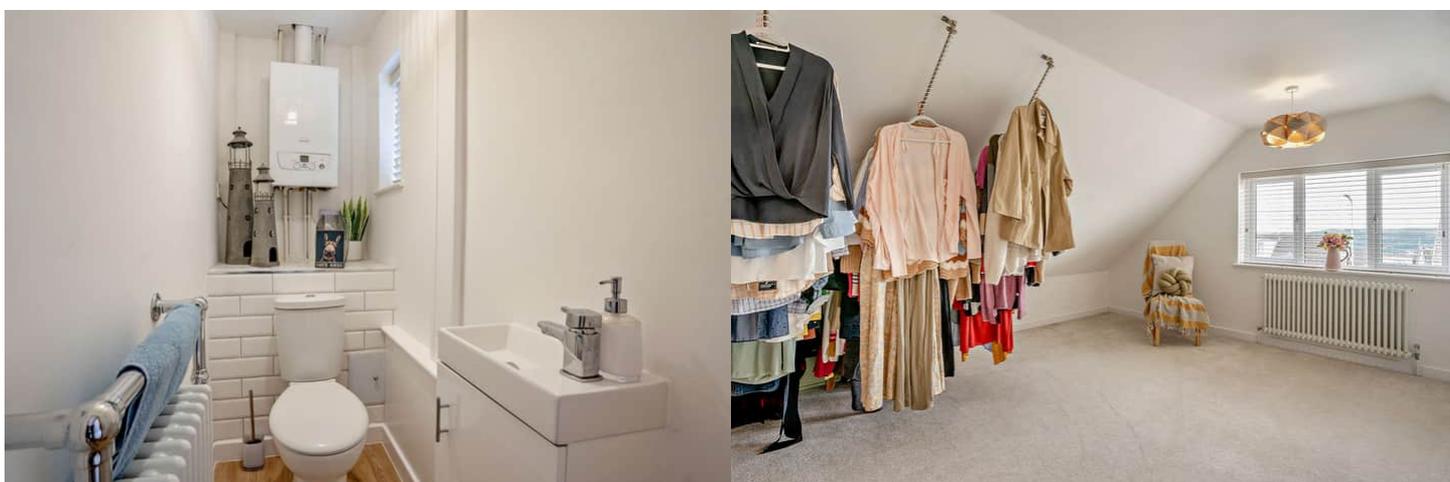
Bettermove are proud to present this impressive 3 bedroom Detached House in Pontypridd, available with no forward chain. The property has recently been renovated throughout to a very high standard.

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

The interior of this beautifully presented property comprises a spacious living room, the fitted kitchen with dining area, utility room, one double bedroom, family bathroom and a convenient WC on the ground floor. The first floor consists of three double bedrooms, including the master bedroom with an ensuite bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Pontypridd, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Pontypridd 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.



Nuns Crescent, Pontypridd
 Approximate Gross Internal Area
 Main House = 182 Sq M/1959 Sq Ft
 Outbuilding = 8 Sq M/86 Sq Ft
 Total = 190 Sq M/2045 Sq Ft



Outbuilding **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		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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