



**Penrhiwceiber Road
Mountain Ash
Mid Glamorgan
CF45 3UN**

Offers in Excess of £253,000

bettermove

Penrhiwceiber Road Mountain Ash

Bettermove are proud to present this 9 bedroom detached house in Mountain Ash available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available for up to 6 vehicles. The council tax band is D. We have been advised that there is planning permission for a HMO subject to an individuals HMO licence.

The property is currently tenanted and can be sold vacant on possession - rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises a spacious living room, open plan fitted kitchen and dining area, two convenient downstairs WC rooms and shower cubicle on the ground floor. The first floor consists of 5 bedrooms and two bathrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Mountain Ash, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Mountain Ash and Penrhiwceiber Train Stations, the A470 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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 03/22

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(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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