



The Avenue  
Pontycymer  
Bridgend  
Mid Glamorgan  
CF32 8LY

Offers In Excess Of £94,000

bettermove 

# The Avenue

## Bridgend

Bettermove are proud to present this 3 bedroom terraced house in Bridgend 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 A.

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 town of Bridgend, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A4064 and local bus routes.

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

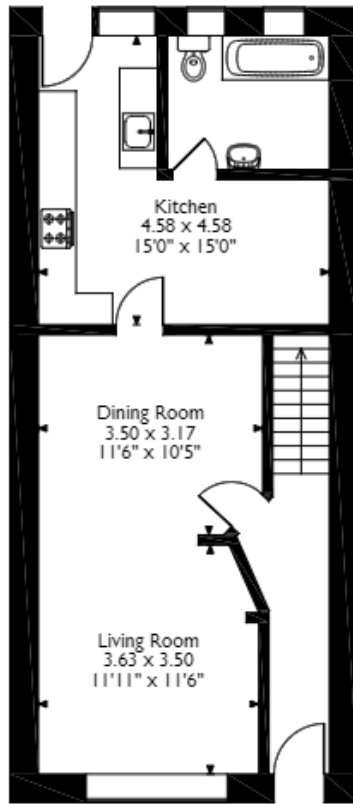
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.

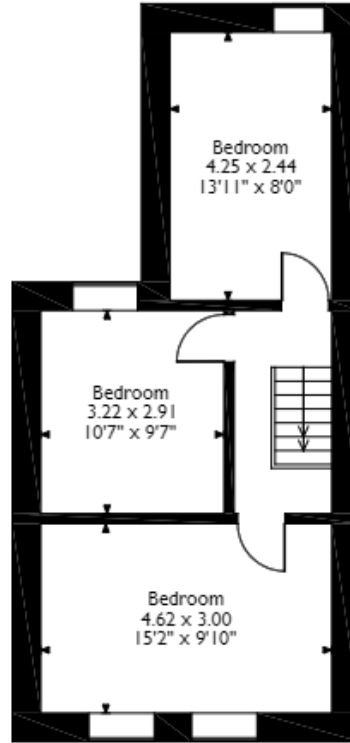
The exclusivity fee is returned to you upon successful completion of the property.



The Avenue, Pontycymer, Bridgend  
 Approximate Gross Internal Area  
 95 Sq M/1022 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+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> |                         | 80        |
| (55-68)  | <b>D</b> | 58                      |           |
| (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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