



## 105, Clydach Road, Tonypany, Mid Glamorgan, CF40 2DG

Better Move are pleased to present this two bedroom terraced property located in the village of Tonypany situated within walking distance to all local amenities including shops, schools and bus and train links, along with a Park, woodlands area, lake and children's playground all close by. This property benefits from gas central heating, fireplace, a long private garden with potential to build a garage at the top end. This property briefly comprises of two bedrooms, kitchen, lounge and a family bathroom. This is a very clean property making truly ready to move straight in to.

The spacious living room is to the front of the property with a fireplace, modern décor and carpeted flooring and large window. The kitchen comprises of wall and base units, integrated oven and hob with space for other appliances, along with a window and a door leading to the rear garden.

The two bedrooms both benefit from neutral décor and carpeted floor. The bathroom has a modern suite comprising of a WC, wash basin and panelled bath with a window and part tiled walls and flooring.

To the rear of the property there is stepped laid to lawn areas to the rear with paved path and shed. There is also space to build a garage at the top of the garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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