



57-59, Bridge Street, Troedryhiw, Merthyr Tydfil, Glamorgan, CF48 4JU

Better Move are proud to offer this well-presented four bedroom semi detached house with accompanying commercial property located in the village of Twynrodyn and is situated close to a large array of local amenities such as shops and schools. This property benefits from gas central heating and unique development opportunities whilst briefly comprising of a lounge, kitchen, utility room, dining room, four bedrooms and a family bathroom.

The lounge is light and airy thanks to dual aspect windows. This room comprises of carpeted flooring and neutral décor and provides ample space for all needed furniture. The kitchen is again light and airy and benefits from tiled flooring and part tiled walls. This room provides access to the rear garden through sliding patio doors and also provides access to the utility room. This room benefits from an integrated oven and hob with space for white goods. The dining room benefits from wooden flooring and neutral décor. This room has ample room for a large family dining table.

Bedroom 1 is well presented with carpeted flooring and neutral décor. The window provides natural light to enter the room with ample space for all needed furniture. Bedroom 2 is also well presented with carpeted flooring and neutral décor. This room is of a good size and provides space for all needed furniture. Bedroom 3 is located at the front of the property and benefits from carpeted flooring and neutral décor. Bedroom 4 comprises of carpeted flooring and neutral décor. This room is generously sized with ample space for all needed furniture and benefits from a good sized window. The bathroom is decorated with tiled flooring and part tiled walls with wood cladding. This room comprises of a panelled bath and wash basin with a separate WC next door.

This property also benefits from an attached commercial property with designated WC and kitchen. The exterior of the property is well presented with most laid-to lawn and a patio area for dining al fresco.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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