



**Bedw Farm Estate, Porth, CF39 9ES**

**welcome to**

## **Bedw Farm Estate**

Positioned in a private cul de sac, close to local amenities and schools with Superb transport links. Welcome to the market this executive five bedroom family home located in Glynfach, Porth. The property further benefits from a self contained annex in the basement, garage and off road parking



### Entrance Hall

uPVC front door. Doors leading to Cloakroom, Garage, Lounge and Kitchen. Stairs leading to the first floor.

### Cloak Room

uPVC window to front. WC. Wash hand basin. Radiator.

### Lounge

18' 4" x 12' ( 5.59m x 3.66m )  
uPVC window to front. Feature electric fire place, Power points. Radiator. Open to

### Dining Room

12' 1" x 12' ( 3.68m x 3.66m )  
uPVC window to rear. Power points. Radiator.

### Kitchen Breakfast Room

17' 4" x 12' ( 5.28m x 3.66m )  
uPVC window to rear. Matching wall and base storage units with contrasting work tops. Integrated dishwasher, oven and gas hobs with overhead extraction. Space for washing machine. Power points. Radiator.

### Bedroom One

12' x 13' 7" ( 3.66m x 4.14m )  
uPVC window to front. Power points. Radiator. Open to en suite.

### En Suite

Obscured uPVC window to side. WC. pedestal wash hand basin. Shower cubicle. Heated towel rail.

### Bedroom Two

15' 5" x 8' ( 4.70m x 2.44m )  
uPVC window to rear. Power points. Radiator.

### Bedroom Three

15' 6" x 8' ( 4.72m x 2.44m )  
uPVC window to front. Power points. Radiator.

### Bedroom Four

12' 3" x 7' 10" ( 3.73m x 2.39m )

uPVC window to rear. Power points. Radiator.

### Bedroom Five

10' 10" x 7' 1" ( 3.30m x 2.16m )  
uPVC window to front. Built in storage cupboard. Power points, Radiator.

### Family Bathroom

Obscured uPVC window to the rear. L shaped Bath with shower overhead. Pedestal wash hand basin. WC. Heated towel rail. Built in airing cupboard.

### Garage

Up and over door to front. Power points and lighting.

### Rear Garden

Storage space under property. Large paved seating area.

### Front Garden

Driveway parking. pathway leading to front door.

### Self Contained Annex

Comprises of Entrance Porch, Living Room, Kitchen and Bathroom. Living Room: uPVC window to rear. Built in storage cupboard, Radiator and Power points. Kitchen: Matching wall and base units with contrasting work tops. uPVC window to the rear. Electric Oven and stainless steel sink and drainer. Bathroom: Obscured Upvc window to side aspect. Paneled Bath, WC and pedestal wash hand basin.



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## welcome to Bedw Farm Estate

- FIVE BEDROOM DETACHED FAMILY HOME
- KITCHEN BREAKFAST ROOM
- VERSATILE LIVING SPACE
- SELF CONTAINED ANNEX
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: D

# £250,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
TBG106094 - 0009

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