



53 Milton Close

Beddau, Pontypridd CF38 2TN

Price £279,950

HARRIS & BIRT



A well appointed, extended and spacious semi-detached family home offering three reception rooms on the ground floor together with a well fitted kitchen, store/garage room and entrance hall. Upstairs are four double bedrooms and a family bathroom. The property benefits from main gas central heating, double glazed throughout and is chain free.

Plenty of driveway parking to front with an attractive enclosed rear garden with raised borders, paved and gravel landscaped with a further garden shed.

Beddau is a large village and community situated on the A473 within close proximity of major centres Pontypridd and Llantrisant. Offering excellent schooling for all ages, with close public transport links.

Accommodation

Ground Floor

Entrance

UPVC double door into porch. Skimmed walls. Aertex ceiling. Boiler housed to wall. Door to garage/ store room and Living Room.

Garage/ Store Room

Power and light. Tiled floor. Skimmed walls. Aertex ceiling. Electric fuse box. Ample space for storage. Could be used as playroom/ reception room etc.

Living Room

UPVC window to front. Carpet floor. Skimmed walls. Aertex ceiling with coving. Gas fireplace with hearth surround. Fitted radiator. Pendant ceiling light. Carpet staircase leading to first floor landing. Archway leading to dining room.

Dining Room

Carpet floor. Skimmed walls. Aertex ceiling. Pendant ceiling light. Fitted radiator. Door though into kitchen. Sliding doors to conservatory.

Kitchen

Fitted kitchen with features to include range of wall and base units set under and over marble effect worktops. Electric double oven. Gas four ring hob with cooker hood over. Integrated fridge and freezer. Integrated washing machine. 1.5 sink bowl and drainer. Tiled floor. Skimmed walls. Aertex ceiling. Fitted radiator. Two UPVC windows to rear. UPVC door allowing access to rear garden.

Conservatory

UPVC windows to two sides with UPVC door opening into rear garden. Tiled floor. Skimmed walls. Wall lights.

First Floor

Landing

Carpet floor. Skimmed walls. Aertex ceiling. Access loft via hatch. Pendant ceiling light.

Master Bedroom

Two UPVC double glazed windows to front. Fitted radiator. Fitted wardrobes and dresser. Carpet floor. Skimmed walls. Aertex ceiling. Pendant ceiling light.

Bedroom Two

UPVC window to front. Carpet floor. Skimmed walls. Aertex ceiling. Fitted radiator. Pendant ceiling light. Fitted wardrobes and side tables. Door to storage cupboard.

Bedroom Three

UPVC window to rear. Laminate floor. Papered walls. Aertex ceiling. Fitted radiator. Pendant ceiling light. Fitted wardrobes with side tables. Built in dresser table.

Bedroom Four

UPVC window to rear. Carpet floor. Papered walls. Aertex ceiling. Fitted radiator. Fitted wardrobes.

Family Bathroom

Three piece suite with low level WC. Wash hand basin with mixer taps. Panelled bath with electric shower head attachment and glass screen. Vinyl floor. Tiled walls. Aertex ceiling. UPVC window to rear. Pendant ceiling light.

Outside

Driveway offering off road parking. Graveled area. UPVC double garage doors. Outside water tap. To the rear is a paved area. Raised walls with planting area. Raised boundaries for plants and mature shrubs. landscaped gravel area. Paved slabbed area with pergola. Garden shed with UPVC double glazed door and window.

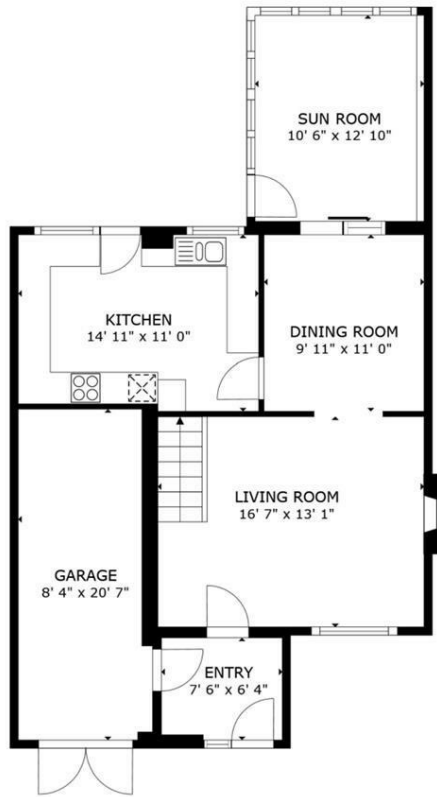
Services

All mains services are connected to the property.

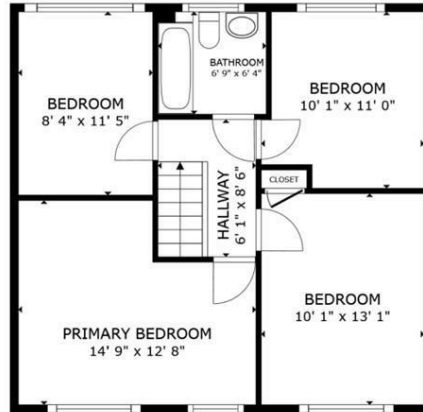
Directions







GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 701 sq.ft. FLOOR 1 615 sq.ft.
 EXCLUDED AREAS : GARAGE 171 sq.ft.
 TOTAL : 1,316 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

