



Willow Close

Beddau Pontypridd, CF38 2SJ

£342,950

- MODERN KITCHEN
- CONTEMPORARY BATHROOMS
- STYLISH DECOR
- GARAGE
- FOUR BED DETACHED
- CONSERVATORY TO REAR

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**** STUNNING INTERIOR * MODERN KITCHEN * GARAGE * IMMACULATEDLY PRESENTED * CONSERVATORY TO REAR * CONTEMPORARY BATHROOMS ****

Sell Right Estate Agents are pleased to bring to the market this stylishly presented four bedroom detached property in a quiet and popular estate of Beddau. The property's convenient location allows itself for easy access to the Church Village bypass and the wider transport links thereafter. The property is also conveniently located by being within close proximity to local schools as well as being within a short drive to the historic town of Llantrisant, with Talbot Green Retail Park being a little further beyond there. The ground floor accommodation comprises of an entrance hallway, modern shaker style kitchen boasting ceramic flooring, spacious lounge, dining room, a light and airy conservatory and a downstairs W.C. The first floor benefits from a landing area which offers access to the loft, contemporary bathroom suite and four bedrooms with a beautiful en-suite being found in the master bedroom. The property boasts a garage and ample garden space to front and rear as well as off road parking for multiple vehicles to the front aspect. Please contact Sell Right Estate Agents to arrange your viewing on this stunning home.

Hallway

Double glazed composite door to front, plastered walls, textured ceiling, laminate flooring, door to lounge, stairs to first floor landing.

Lounge 16' 1" x 11' 10" (4.91m x 3.61m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, vertical radiator, double doors to dining room.

Dining Room 9' 0" x 9' 10" (2.74m x 3.00m)

UPVC double glazed sliding doors to conservatory, plastered walls, textured ceiling, radiator, opening to kitchen.

Kitchen 18' 1" x 13' 7" (5.51m x 4.14m)

UPVC double glazed window and door to rear garden, plastered walls and ceiling, tiled flooring, vertical radiator, wall and base units with laminate roll top work surfaces and brick tiled splash backs, stainless steel inset sink unit with mixer tap, integrated dishwasher, oven and hob with over head extractor hood, space for washing machine, tumble dryer and fridge/freezer, opening to under stairs storage, door to downstairs W.C.

Downstairs W.C 4' 2" x 2' 8" (1.28m x 0.82m)

UPVC double glazed window to side, plastered walls, textured ceiling, tiled flooring, W.C, vanity wash hand basin with waterfall mixer tap and tiled splash backs.

Conservatory 9' 8" x 10' 8" (2.94m x 3.25m)

UPVC double glazed windows and sliding doors to rear garden, UPVC double glazed roof, plastered walls, laminate flooring, spot lighting.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, loft access, doors to bedrooms and bathroom.

Bathroom 6' 4" x 8' 0" (1.93m x 2.45m)

UPVC double glazed window to side, tiled walls and flooring, plastered ceiling, vertical radiator, W.C, wash hand basin with mixer tap, paneled bath with mixer tap, over head waterfall shower and glass side screen.

Bedroom One 11' 9" x 15' 4" (3.57m x 4.68m)

UPVC double glazed windows to front, plastered walls, textured ceiling, carpet flooring, radiator, doors to fitted wardrobes, over stairs storage and en-suite.

En-Suite 5' 3" x 8' 0" (1.61m x 2.43m)

UPVC double glazed window to front, tiled walls and flooring, plastered ceiling, radiator, W.C, vanity wash hand basin with mixer tap, mains waterfall shower cubicle.

Bedroom Two 11' 3" x 8' 10" (3.43m x 2.70m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Three 10' 6" x 6' 11" (3.19m x 2.10m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Four 7' 6" x 7' 4" (2.28m x 2.23m)

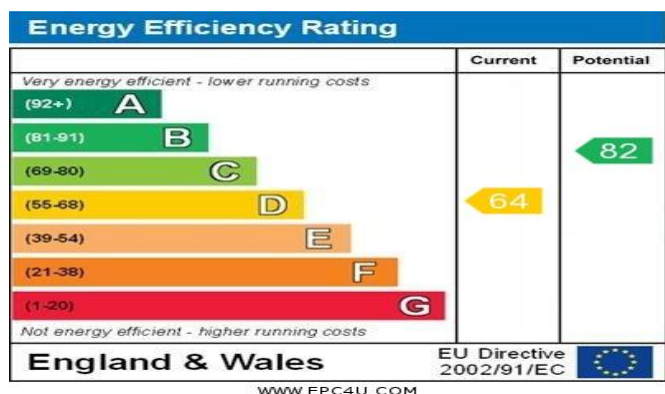
UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring.

Front Aspect

Front garden laid with lawn and decorated with a variety of plants, off road parking for two cars provided via driveway, side gated access to rear garden.

Rear Garden

Enclosed and private rear garden with patio, lawn and decked tiers, decorated with a variety of plants.



DISCLAIMER

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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.