



## Squires Court

Beddau Pontypridd, CF38 2JZ

**£332,950**

- THREE BED DETACHED
- SUBSTANTIALLY SIZED CORNER PLOT
- SPACIOUS GARAGE
- EN-SUITE TO MASTER BEDROOM
- KITCHEN/DINER
- CONSERVATORY TO REAR

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**\*\* THREE BED DETACHED \* EN-SUITE TO MASTER \* SUBSTANTIAL CORNER PLOT \* SPACIOUS GARAGE \* IMMACULATELY PRESENTED \* CONSERVATORY TO REAR \*\***

Sell Right Estate Agents are pleased to bring to the market this immaculately presented three bedroom detached property in the popular 'Manor Chase' 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 ground floor accommodation comprises of an entrance porch, hallway, modern kitchen/diner boasting integrated features, utility room, a light and airy conservatory and a spacious bay fronted lounge. The first floor benefits from a landing area which offers access to the bathroom and three well proportioned bedrooms with the master boasting an en-suite shower room. Owing to its corner plot, the property boasts substantial garden space to front and rear as well as off road parking for multiple vehicles and a substantially sized garage set with power supply and over head storage. Please contact Sell Right Estate Agents to arrange your viewing on this stunning home.

**Entrance Porch**

UPVC double glazed window and door to front, door to hallway.

**Hallway**

Plastered walls, textured ceiling, laminate flooring, radiator, doors to lounge, downstairs W.C and kitchen/diner, stairs to first floor landing.

**Lounge 10' 10" x 13' 2" (3.29m x 4.02m)**

UPVC double glazed bay window to front, plastered walls, textured ceiling, laminate flooring, radiator.

**Downstairs W.C**

UPVC double glazed window to side, plastered walls, textured ceiling, tiled flooring, radiator, W.C, wash hand basin.

**Kitchen/Diner 10' 9" x 17' 11" (3.27m x 5.47m)**

UPVC double glazed window to rear, plastered walls, textured ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, sink unit with mixer tap, integrated fridge, oven and gas hob with over head extractor hood, openings to utility room and conservatory.

**Utility Room 5' 3" x 5' 7" (1.61m x 1.71m)**

UPVC double glazed door to side, plastered walls, textured ceiling, tiled flooring, base unit with laminate roll top work surface and tiled splash backs, integrated dishwasher, space for washing machine, wall mounted combi boiler.

**Conservatory 11' 5" x 10' 6" (3.47m x 3.20m)**

UPVC double glazed windows and patio doors to rear garden, plastered wall, tiled flooring, radiator.

**First Floor Landing**

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to built in cupboard, bathroom and three bedrooms.

**Bathroom 6' 6" x 6' 4" (1.97m x 1.94m)**

UPVC double glazed window to side, plastered and tiled walls, textured ceiling, vinyl flooring, radiator, W.C, wash hand basin, paneled bath with hand held shower.

**Bedroom One 10' 11" x 11' 5" (3.34m x 3.49m)**

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, doors to built in wardrobes and en-suite.

**En-suite 4' 9" x 6' 4" (1.45m x 1.94m)**

UPVC double glazed window to front, plastered and tiled walls, textured ceiling, carpet flooring, radiator, W.C, wash hand basin, shower cubicle.

**Bedroom Two 8' 0" x 9' 9" (2.44m x 2.97m)**

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

**Bedroom Three 8' 0" x 8' 0" (2.44m x 2.45m)**

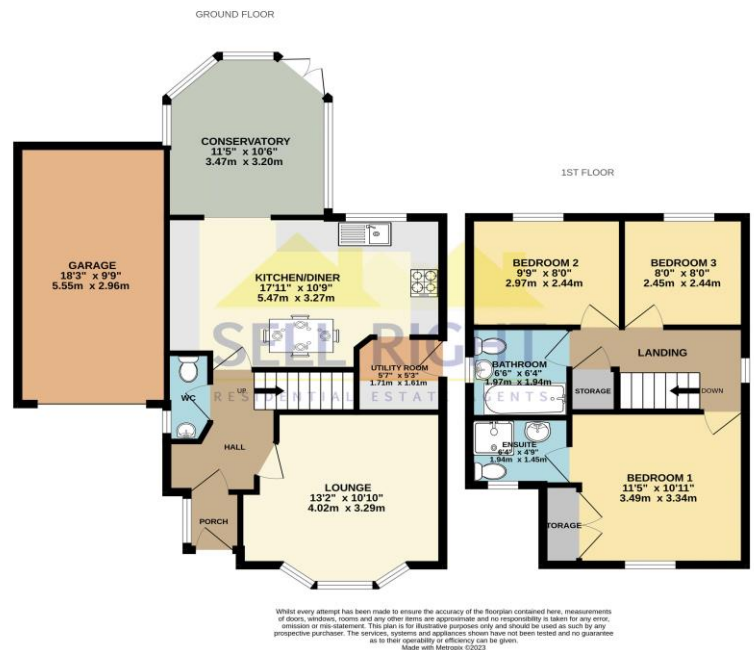
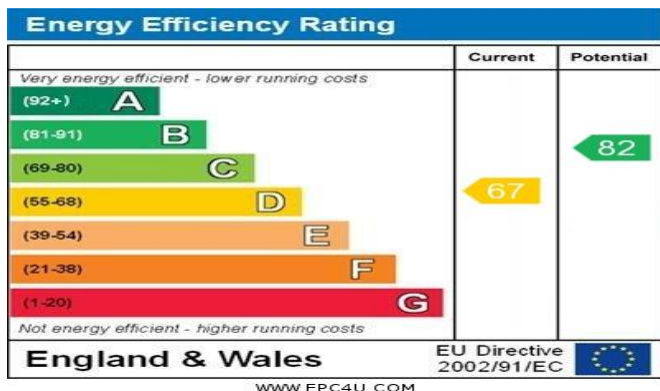
UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

**Front Aspect**

Front garden laid with lawn and tastefully decorated with a variety of plants and mature trees, off road parking for multiple vehicles via driveway, access to substantially sized garage, side gated access to rear garden.

**Rear Garden**

Enclosed and private rear garden laid with lawn and patio, decorated with a variety of plants, charming summer house located at the back of the rear garden.



**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.