



## Manor Chase

Beddau Pontypridd, CF38 2JD

**£359,950**

- FOUR BEDROOMS
- TWO BATHROOMS
- IMMACULATELY MAINTAINED
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN/LIVING SPACE
- STUNNING REAR GARDEN

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**\*\* BEAUTIFUL OPEN PLAN KITCHEN/LIVING SPACE \* FOUR BEDROOMS \* TWO BATHROOMS \* SPACIOUS LOUNGE \* IMMACULATELY PRESENTED \*\***

Sell Right Estate Agents are pleased to bring to the market this four 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 hallway, sitting/dining room, kitchen, spacious lounge and a contemporary downstairs shower room. The first floor benefits from a landing area which offers access to a modern bathroom, four well proportioned bedrooms and an airing cupboard housing a combi boiler. Externally the property boasts substantial garden space to front and rear as well as off road parking for multiple vehicles being found at the front aspect. Please contact Sell Right Estate Agents to arrange your viewing on this stunning home.

Tenure: Freehold

Council Tax Band: E

Gross Annual Council Tax Charge: £2436.59

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Entrance Hallway**

UPVC double glazed window and door to front aspect, papered walls, plastered ceiling, carpet flooring, radiator, doors to lounge, sitting/dining room and downstairs shower room, stairs to first floor landing.

**Shower Room 6' 5" x 4' 11" (1.95m x 1.49m)**

UPVC double glazed window to front, tiled walls and flooring, chrome towel rail radiator, walk in shower cubicle, vanity W.C and wash hand basin unit.

**Lounge 17' 3" x 11' 2" (5.26m x 3.40m)**

UPVC double glazed window to front, UPVC double glazed patio doors to rear, papered walls, plastered ceiling, carpet flooring, radiator.

**Sitting/Dining Room 21' 3" x 9' 1" (6.48m x 2.76m)**

UPVC double glazed windows to front and rear, plastered and papered walls, plastered ceiling, carpet flooring, radiator, door to under stairs storage, opening to kitchen.

**Kitchen 17' 2" x 9' 5" (5.23m x 2.87m)**

UPVC double glazed window to front, UPVC double glazed door to rear, plastered walls and ceiling, tiled flooring, wall and base units with granite work tops and tiled splash backs, integrated dishwasher, gas range cooker with over head extractor hood.

**First Floor Landing**

UPVC double glazed window to rear, papered walls, plastered ceiling, carpet flooring, doors to four bedrooms, bathroom and fitted storage housing Baxi combi boiler.

**Bathroom 7' 0" x 5' 5" (2.14m x 1.64m)**

UPVC double glazed window to side, tiled walls and flooring, plastered ceiling, towel rail radiator, panelled bath with over head shower, W.C, vanity wash hand basin.

**Bedroom One 12' 2" x 11' 4" (3.72m x 3.45m)**

UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, doors to built in wardrobes.

**Bedroom Two 12' 2" x 9' 2" (3.72m x 2.80m)**

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, door to built in storage.

**Bedroom Three 8' 2" x 8' 11" (2.48m x 2.72m)**

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

**Bedroom Four 6' 11" x 8' 1" (2.11m x 2.47m)**

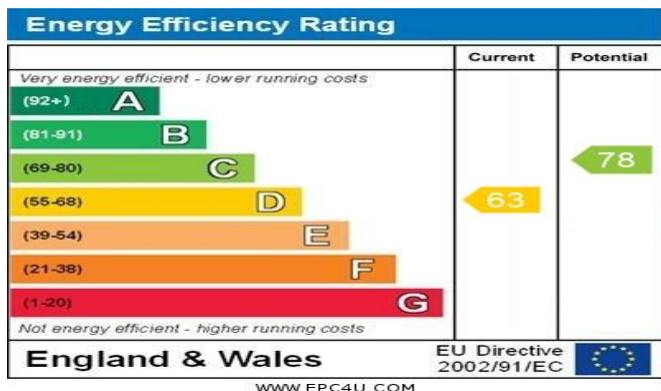
UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator.

**Front Aspect**

Front garden laid with lawn, off road parking via driveway, side gated access to rear garden.

**Rear Garden**

Enclosed and well maintained rear garden laid with patio and lawn, decorated with a variety of plants.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.