



## Clos Myddlyn

Beddau Pontypridd, CF38 2JS

**£279,950**

- THREE BEDROOMS
- DETACHED GARAGE
- SUBSTANTIAL CORNER PLOT
- LINK DETACHED
- CONSERVATORY TO REAR
- MODERN DECOR THROUGHOUT

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**\*\* SUBSTANTIAL CORNER PLOT \* POTENTIAL TO EXTENDED \* DETACHED GARAGE \* CONSERVATORY TO REAR \* THREE BEDROOMS \* EN-SUITE TO MASTER BEDROOM \* MODERNISED THROUGHOUT \*\***

Sell Right Estate Agents are pleased to bring to the market this three bedroom link 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, contemporary kitchen/diner, spacious lounge, downstairs W.C and conservatory. The first floor benefits from a landing area which offers access to the contemporary bathroom and three well proportioned bedrooms with a stylish en-suite to the master bedroom. Externally the property boasts substantially sized and well-maintained garden space to front and rear as well as ample off road parking for multiple vehicles down the side of the property. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: D

Gross Annual Council Tax Charge: £2104.82

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 door to front, plastered walls and ceiling, laminate flooring, vertical radiator, doors to lounge and downstairs W.C, stairs to first floor landing.

**Downstairs W.C**

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, chrome towel rail radiator, wash hand basin, W.C.

**Lounge** 14' 1" x 12' 1" (4.29m x 3.69m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, vertical radiator, opening to kitchen/diner.

**Kitchen/Diner** 10' 1" x 15' 6" (3.07m x 4.73m)

UPVC double glazed window and double doors to conservatory, plastered walls and ceiling, laminate and tiled flooring, vertical radiator, wall and base units with laminate roll top work surfaces, stainless steel sink unit with pull out mixer tap, integrated oven and gas hob with over head extractor hood.

**Conservatory** 9' 2" x 8' 7" (2.79m x 2.61m)

UPVC double glazed windows and patio doors to rear garden, plastered walls, laminate flooring.

**First Floor Landing**

Plastered walls and ceiling, carpet flooring, doors to bathroom, three bedrooms and built in storage cupboard.

**Bathroom** 6' 2" x 6' 2" (1.89m x 1.89m)

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

**Bedroom One** 11' 11" x 12' 1" (3.62m x 3.69m)

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

**En-suite** 5' 5" x 5' 5" (1.65m x 1.66m)

UPVC double glazed window to front, tiled walls and flooring, plastered ceiling, towel rail radiator, two in one W.C and wash hand basin unit, walk in waterfall shower cubicle.

**Bedroom Two** 8' 11" x 9' 1" (2.73m x 2.76m)

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

**Bedroom Three** 8' 11" x 6' 3" (2.73m x 1.90m)

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



**DISCLAIMER**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

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.