



Heol Seward

Beddau Pontypridd, CF38 2SP

£159,950

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- SEMI DETACHED
- AMPLE GARDEN SPACE
- CLOSE TO AMENITIES

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**** NO ONWARD CHAIN * CONTEMPORARY KITCHEN * TWO DOUBLE BEDROOMS * OFF ROAD PARKING**

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Sell Right Estate Agents are pleased to bring to the market this two bedroom semi detached property in Beddau. The property is conveniently located by being within close proximity to local schools, amenities and transport links. The ground floor accommodation comprises of an entrance hallway, spacious lounge and a modern kitchen. The first floor benefits from a landing area which offers access to the bathroom and two double bedrooms. Externally the property boasts ample garden space to the front and rear as well as off road parking to the front. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

- Tenure: Freehold
- Council Tax Band: B
- Gross Annual Council Tax Charge: £1637.08
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Mains fed gas via combi boiler
- 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, papered walls, textured ceiling, laminate flooring, radiator, door to lounge, stairs to first floor landing.

Lounge 12' 11" x 11' 8" (3.94m x 3.56m)

UPVC double glazed window to front, papered walls, textured ceiling, laminate flooring, radiator, door to kitchen.

Kitchen 7' 6" x 14' 9" (2.28m x 4.50m)

UPVC double glazed windows and door to rear, plastered walls, textured ceiling, vinyl flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, integrated oven and hob with over head extractor hood, opening to under stairs storage.

First Floor Landing

UPVC double glazed window to side, papered walls, textured ceiling, carpet flooring, loft access, doors to bathroom and two bedrooms.

Bathroom 5' 10" x 5' 10" (1.79m x 1.78m)

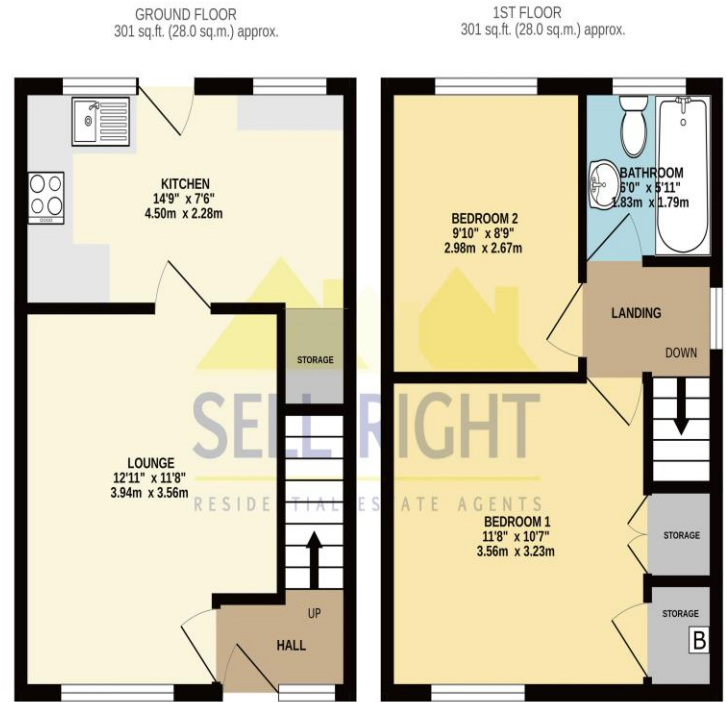
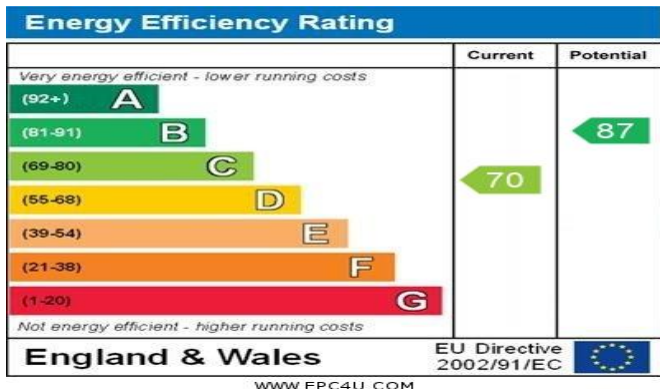
UPVC double glazed window to rear, pvc panelled walls, textured ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath.

Bedroom One 10' 11" x 11' 9" (3.34m x 3.57m)

UPVC double glazed window to rear, papered walls, textured ceiling, vinyl flooring, radiator, doors to over stairs storage.

Bedroom Two 9' 10" x 8' 8" (2.99m x 2.63m)

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



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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