



Clos Myddlyn

Beddau Pontypridd, CF38 2JS

£189,950

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- END OF TERRACE
- POTENTIAL TO EXTEND
- OFF ROAD PARKING
- EN-SUITE TO BEDROOM ONE

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**** NO ONWARD CHAIN * SUBSTANTIAL CORNER PLOT * POTENTIAL TO EXTEND * OFF ROAD PARKING * TWO DOUBLE BEDROOMS * EN-SUITE TO MASTER BEDROOM * RECENTLY FITTED COMBI BOILER ****

Sell Right Estate Agents are pleased to bring to the market this spacious two bedroom end of terrace 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 and a spacious lounge/diner. The first floor benefits from a light and landing area which offers access to the contemporary bathroom and two double bedrooms with an en-suite and ample fitted storage to the master bedroom. Owing to its corner plot, the property boasts substantial garden space to the front, side and rear which offers excellent potential for extending subject to gaining the necessary planning permissions. To the front you will also find two off road parking spaces as well as a large front garden which offers potential to create yet more off road parking. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

- Tenure: Freehold
- Council Tax Band: C
- Gross Annual Council Tax Charge: £1870.95
- 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 door to front, plastered walls, textured ceiling, vinyl flooring, radiator, opening to kitchen, doors to fitted storage and lounge/diner.

Kitchen 9' 1" x 8' 10" (2.76m x 2.68m)

UPVC double glazed window to front, plastered and tiled walls, textured ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, recently fitted combi boiler.

Lounge/Diner 12' 6" x 15' 7" (3.81m x 4.75m)

UPVC double glazed window and patio doors to rear garden, plastered walls, textured ceiling, carpet flooring, radiator, door to under stairs storage.

First Floor Landing

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

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

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

Bedroom One 9' 9" x 12' 1" (2.97m x 3.68m)

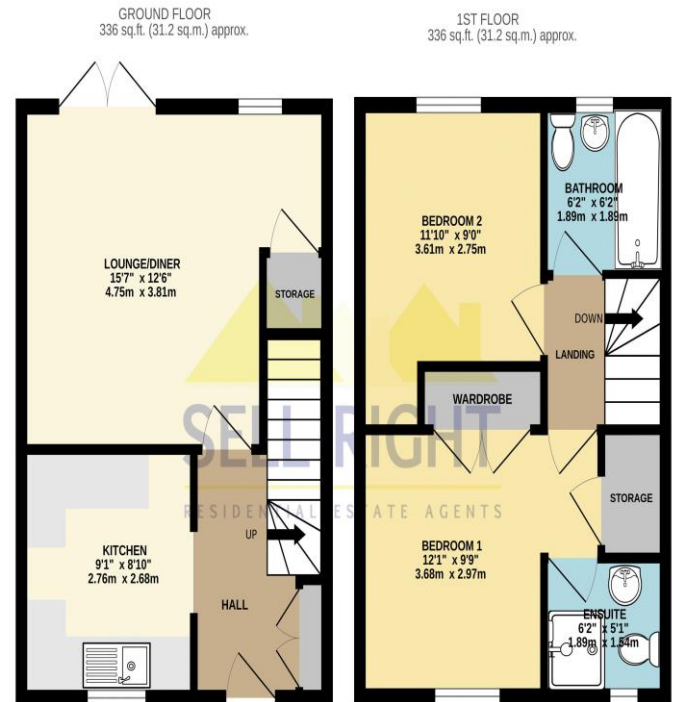
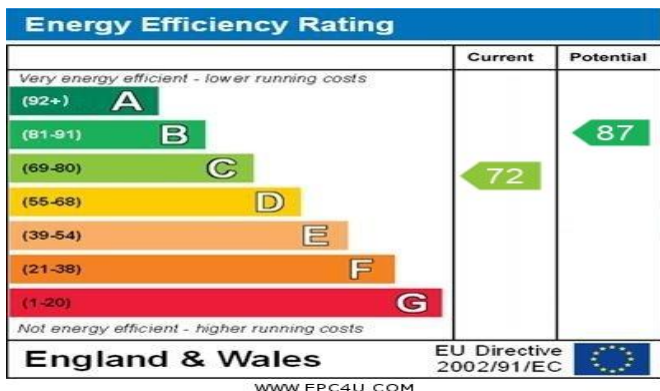
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, doors to en-suite, fitted wardrobes and built in storage.

En-suite 5' 1" x 6' 3" (1.54m x 1.90m)

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

Bedroom Two 11' 10" x 9' 0" (3.61m x 2.75m)

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



TOTAL FLOOR AREA: 672 sq.ft. (62.4 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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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.