



Cynan Close

Beddau Pontypridd, CF38 2TL

£179,950

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- SPACIOUS PLOT
- CONTEMPORARY KITCHEN/DINER
- SEMI DETACHED
- MODERN BATHROOM

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**** SEMI DETACHED * CONTEMPORARY KITCHEN/DINER * TWO DOUBLE BEDROOMS * OFF ROAD PARKING ****

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/diner. 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

Parking: Off Road Parking Via Driveway

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 Porch

UPVC double glazed windows and door to front garden and hallway.

Hallway

Plastered walls and ceiling, laminate flooring, radiator, door to lounge.

Lounge 12' 11" x 11' 11" (3.94m x 3.64m)

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

Kitchen/Diner 7' 7" x 14' 10" (2.32m x 4.53m)

UPVC double glazed window and sliding doors to rear garden, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, opening to under stairs storage.

First Floor Landing

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

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

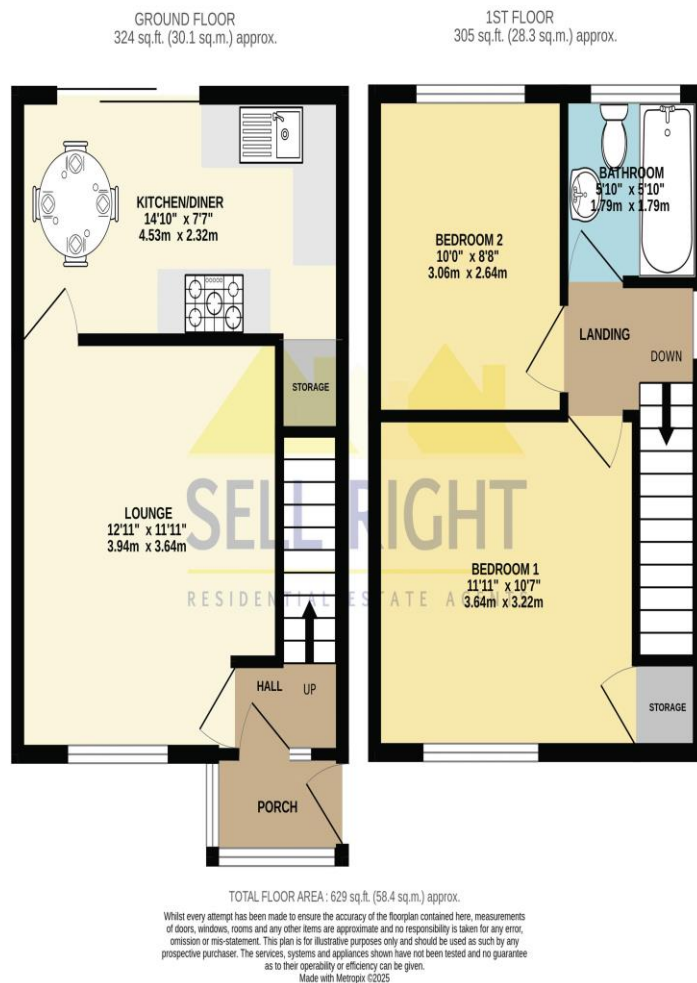
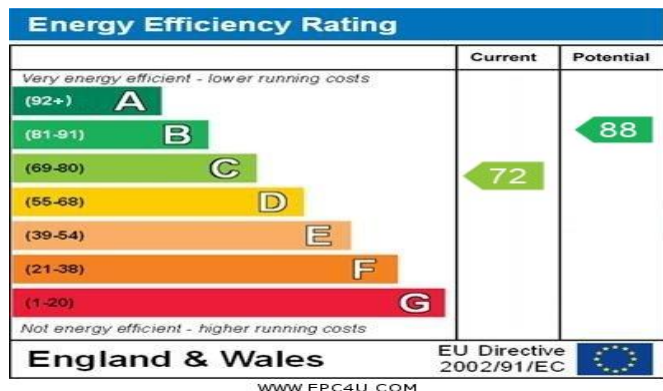
UPVC double glazed window to rear, pvc panelled walls, plastered ceiling, laminate flooring, radiator, W.C, wash hand basin, panelled bath.

Bedroom One 10' 7" x 11' 11" (3.22m x 3.64m)

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

Bedroom Two 10' 0" x 8' 8" (3.06m x 2.64m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate 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.