



## Cwrt Y Garth

Beddau Pontypridd, CF38 2JH

**£249,950**

- THREE BEDROOMS
- MODERN KITCHEN/DINER
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING
- END OF TERRACE
- SPACIOUS LOUNGE

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**\*\* MODERN KITCHEN/DINER \* CONTEMPORARY BATHROOM \* OFF ROAD PARKING \* THREE BEDROOMS \* END OF TERRACE \*\***

Sell Right Estate Agents are pleased to bring to the market this modernised and stylishly presented three bedroom end of terrace property in the Manor Chase estate of Beddau. The property has been tastefully improved by the current owners such as the additions of a contemporary kitchen and bathroom suite as well as being tastefully decorated throughout. The ground floor accommodation comprises of an entrance hallway, spacious lounge and a modern kitchen/diner. The first floor benefits from a roomy landing area which offers access to a modern bathroom suite and three well proportioned bedrooms with ample built in storage being found in the master bedroom. Externally the property boasts off road parking, front garden and an ample sized garden to the rear. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: C

Annual Gross Council Tax Charge: £1870.95

Parking: Off Road 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 Hallway**

UPVC double glazed door to front, plastered walls and ceiling, tiled flooring, radiator, doors to fitted storage and lounge/diner, stairs to first floor landing.

**Lounge** 13' 5" x 12' 2" (4.10m x 3.71m)

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

**Kitchen/Diner** 10' 8" x 15' 7" (3.25m x 4.76m)

UPVC double glazed window and patio doors to rear, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate work tops and splash backs, ceramic sink unit with mixer tap, integrated oven and gas hob with over head extractor hood.

**First Floor Landing**

Plastered walls and ceiling, carpet flooring, doors to bathroom, three bedrooms and fitted storage.

**Bathroom** 6' 2" x 6' 2" (1.88m x 1.88m)

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

**Bedroom One** 8' 7" x 13' 3" (2.61m x 4.05m)

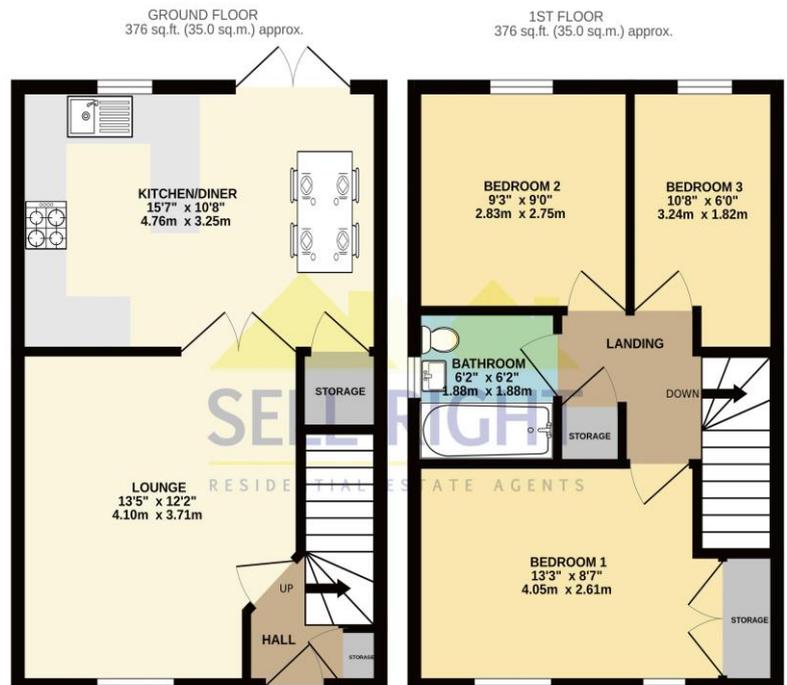
UPVC double glazed windows to front, plastered walls, textured ceiling, carpet flooring, radiator, doors to built in wardrobes.

**Bedroom Two** 9' 0" x 9' 3" (2.75m x 2.83m)

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

**Bedroom Three** 10' 8" x 6' 0" (3.24m x 1.82m)

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



TOTAL FLOOR AREA: 753 sq.ft. (69.9 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. Made with Metropix ©2025

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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.