



Clos Y Dolydd

Beddau Pontypridd, CF38 2TG

£260,000

- NO ONWARD CHAIN
- CORNER PLOT
- MODERN KITCHEN/DINER
- DOWNSTAIRS W.C
- THREE BEDROOMS
- GARAGE CONVERSION

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**** SUBSTANTIAL CORNER PLOT * POTENTIAL TO EXTEND * CONVERTED GARAGE * THREE BEDROOMS * 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 a versatile garage conversion. The first floor benefits from a landing area which offers access to the contemporary bathroom and three well proportioned bedrooms. 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 at the front 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: £2214.97
Parking: Off Road Via Driveway
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

Plastered walls and ceiling, laminate flooring, doors to downstairs W.C, lounge and reception room, stairs to first floor landing.

Reception Room 13' 11" x 8' 9" (4.23m x 2.67m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator.

Downstairs W.C 5' 11" x 3' 2" (1.80m x 0.97m)

UPVC double glazed window to front, plastered walls and ceiling, vinyl flooring, W.C, wash hand basin.

Lounge 15' 4" x 12' 2" (4.68m x 3.72m)

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

Kitchen/Diner 9' 11" x 15' 8" (3.03m x 4.77m)

UPVC double glazed window and patio doors to rear garden, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, sink unit with mixer tap, integrated oven and gas hob with over head extractor hood, door to under stairs storage.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to bathroom and three bedrooms, loft access.

Bathroom 6' 5" x 6' 3" (1.95m x 1.90m)

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

Bedroom One 11' 0" x 12' 6" (3.36m x 3.80m)

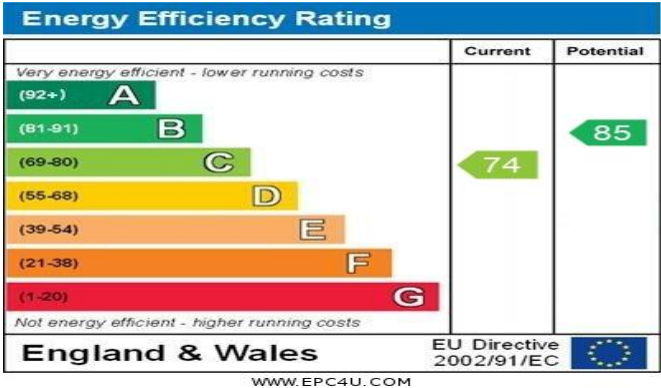
UPVC double glazed windows to front and side, plastered walls and ceiling, carpet flooring, radiator, sliding doors to built in wardrobes.

Bedroom Two 8' 11" x 9' 4" (2.71m x 2.84m)

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 8' 11" x 6' 0" (2.71m x 1.84m)

UPVC double glazed window to rear, plastered walls and 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.