



## Carn Celyn

Beddau Pontypridd, CF38 2TF

**£249,950**

- THREE BEDROOMS
- MODERN KITCHEN/DINER
- TASTEFULLY DECORATED
- CONTEMPORARY BATHROOM
- SPACIOUS LOUNGE
- OFF ROAD PARKING

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

Sell Right Estate Agents are pleased to bring to the market this fully modernised and stylishly presented three bedroom home in Beddau. The property has been tastefully decorated and maintained by the current owner has seen recent additions such as new front and patio doors. 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 with a charming mature tree and a spacious garden to the rear. Please contact Sell Right Estate Agents to book your viewing on this stunning home.

Tenure: Freehold

Council Tax Band: C

Annual Gross Council Tax Charge: £1968.87

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

UPVC double glazed door to front, plastered walls, textured ceiling, laminate flooring, radiator.

### Lounge 14' 11" x 14' 10" (4.54m x 4.53m)

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

### Kitchen/Diner 10' 2" x 14' 10" (3.09m x 4.53m)

UPVC double glazed patio doors and window to rear garden, plastered walls and ceiling, laminate flooring, vertical radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor hood, space for fridge/freezer, washing machine and dishwasher.

### First Floor Landing

Plastered walls, textured ceiling, carpet flooring, loft access, doors to three bedrooms, bathroom and built in storage.

### Bathroom 6' 6" x 5' 6" (1.97m x 1.67m)

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

### Bedroom One 11' 11" x 11' 7" (3.64m x 3.54m)

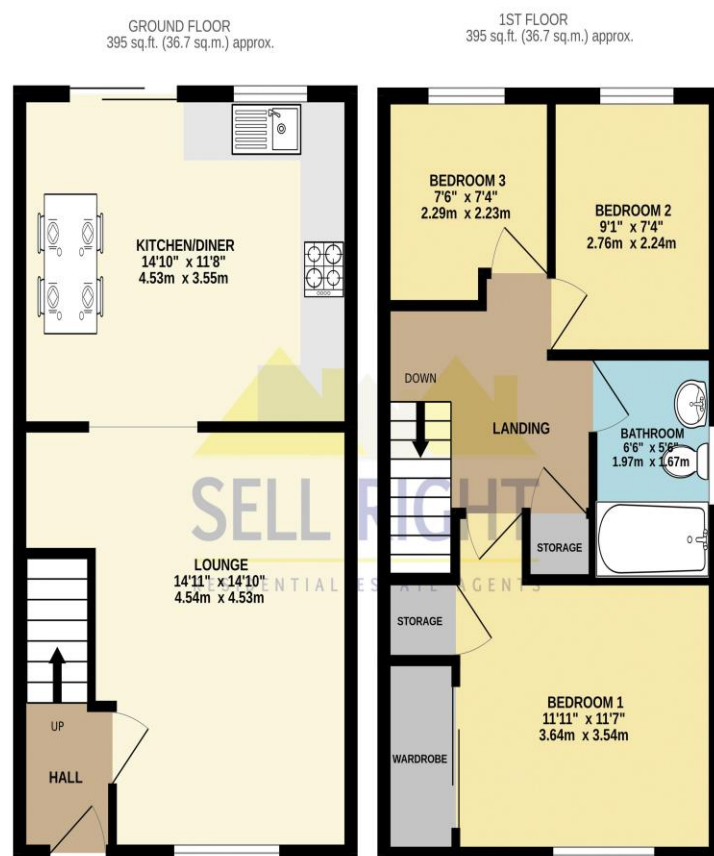
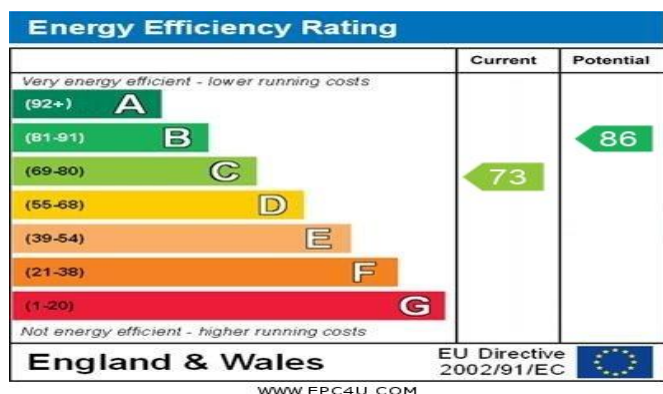
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to built in storage, sliding doors to fitted wardrobes.

### Bedroom Two 9' 1" x 7' 4" (2.76m x 2.24m)

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

### Bedroom Three 7' 6" x 7' 4" (2.29m x 2.23m)

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



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.  
Made with Metropix 62025

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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.