



Maes Trane

Beddau Pontypridd, CF38 2SF

£240,000

- THREE BEDROOMS
- MODERN BATHROOM
- SUBSTANTIALLY SIZED OUTBUILDING
- SOUTH FACING REAR GARDEN
- CONTEMPORARY KITCHEN
- SPACIOUS LOUNGE/DINER

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**** THREE BEDROOMS * SUBSTANTIALLY SIZED OUTBUILDING * LANDSCAPED & SOUTH FACING REAR GARDEN *
MODERN BATHROOM * CONTEMPORARY KITCHEN ****

Sell Right Estate Agents are proud to present to the market this modernised three bedroom semi detached property set within a quiet cul de sac location of Beddau. The property is conveniently located by being within close proximity to all local amenities, schools and transport links. The ground floor accommodation comprises of an entrance hallway, spacious lounge/diner and a modern kitchen. The first floor benefits from a roomy landing area which offers access to the bathroom, three well proportioned bedrooms and the loft. Externally the property boasts a beautifully landscaped south facing garden to the rear, off road parking and garden space to the front as well as a substantially sized outbuilding to the side of the property. Please contact Sell Right Estate Agents to book your viewing on this lovely 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 window and door to front, plastered walls and ceiling, tiled flooring, radiator, door to lounge/diner, stairs to first floor landing.

Lounge/Diner 22' 10" x 15' 6" (6.96m x 4.73m)

UPVC double glazed window to front, UPVC double glazed sliding doors to rear, plastered walls and ceiling, laminate flooring, radiator, door to kitchen.

Kitchen 10' 5" x 9' 7" (3.18m x 2.92m)

UPVC double glazed window and door to rear, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, door to under stairs storage.

First Floor Landing

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

Bathroom 5' 5" x 7' 9" (1.64m x 2.37m)

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

Bedroom One 11' 4" x 10' 9" (3.45m x 3.27m)

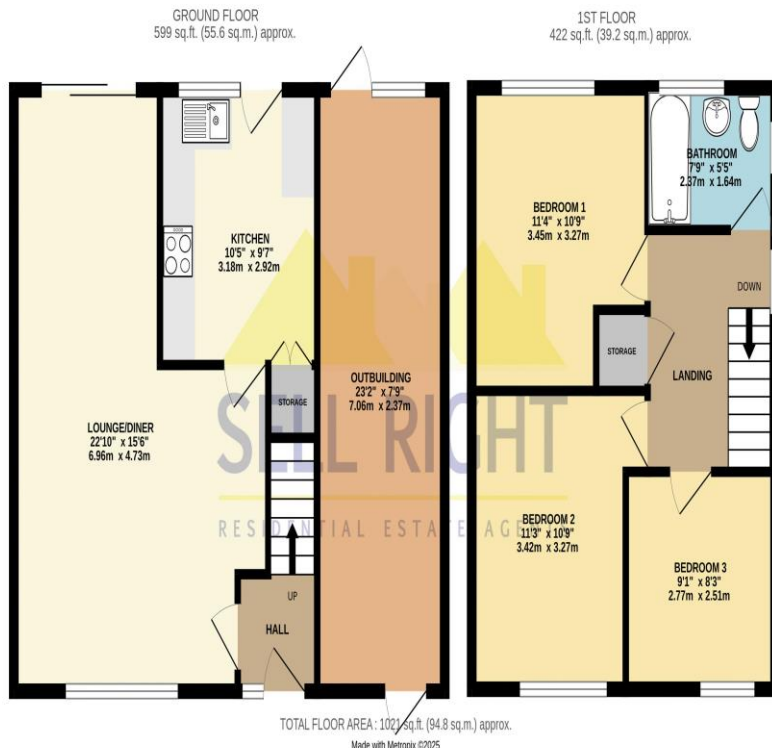
UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator.

Bedroom Two 11' 3" x 10' 9" (3.42m x 3.27m)

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

Bedroom Three 8' 3" x 9' 1" (2.51m x 2.77m)

UPVC double glazed window to front, 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.