



Milton Close

Beddau Pontypridd, CF38 2TN

£249,950

- THREE BEDROOMS
- SPACIOUS LOUNGE
- IMMACULATELY PRESENTED
- STUNNING REAR GARDEN
- SEMI DETACHED
- OFF ROAD PARKING

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**** IMMACULATELY PRESENTED * THREE BEDROOMS * STUNNING REAR GARDEN * OFF ROAD PARKING FOR MULTIPLE VEHICLES ****

Sell Right Estate Agents are proud to present to the market this 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 porch, spacious lounge, dining room, kitchen and lean to. 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 substantial and well manicured gardens to the rear as well as off road parking for multiple vehicles to the front. 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 Porch

Aluminium windows and doors to front, door to lounge, plastered walls, textured ceiling, tiled flooring, radiator.

Lounge 12' 6" x 16' 1" (3.81m x 4.91m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, stairs to first floor landing, opening to dining room.

Dining Room 10' 10" x 8' 10" (3.30m x 2.70m)

UPVC double glazed French doors to rear, plastered walls, textured ceiling, laminate flooring, radiator, door to kitchen.

Kitchen 10' 10" x 6' 11" (3.30m x 2.12m)

UPVC double glazed window to rear, plastered walls, textured 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, UPVC double glazed door to lean to.

Lean To 16' 6" x 6' 2" (5.04m x 1.87m)

UPVC double glazed doors to rear garden, door to front, laminate flooring.

First Floor Landing

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

Bathroom 6' 3" x 6' 6" (1.90m x 1.99m)

UPVC double glazed window to rear, tiled walls, textured ceiling, vinyl tile flooring, radiator, W.C, wash hand basin, panelled bath with shower.

Bedroom One 12' 2" x 9' 10" (3.70m x 3.00m)

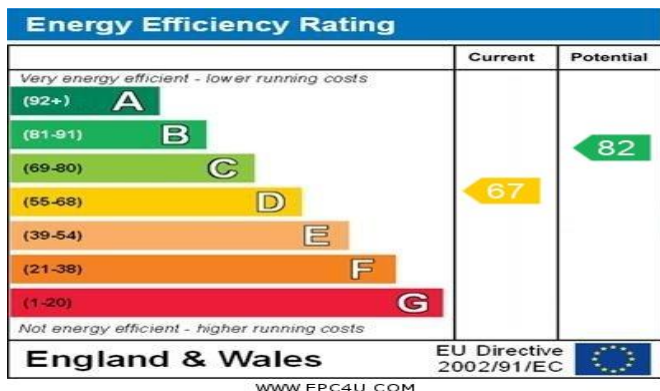
UPVC double glazed window to front, papered walls, textured ceiling, carpet flooring, radiator, door to airing cupboard.

Bedroom Two 11' 3" x 9' 10" (3.44m x 3.00m)

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

Bedroom Three 8' 5" x 6' 0" (2.56m x 1.82m)

UPVC double glazed window to front, papered walls, textured 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.