



Clos Myddlyn

Beddau Pontypridd, CF38 2JS

£269,950

- THREE BEDROOMS
- END OF TERRACE
- CORENR PLOT
- EXTENDED
- MODERN KITCHEN/DINER
- TWO RECEPTION ROOMS

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**** CORNER PLOT * EXTENDED * MODERN KITCHEN/DINER * THREE BEDROOMS * CONTEMPORARY SHOWER ROOM * WELL MAINTAINED * TWO SUBSTANTIALLY SIZED RECEPTION ROOMS ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom end of terrace 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 reception room. The first floor benefits from a landing area which offers access to the contemporary shower room 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. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

- Tenure: Freehold
Council Tax Band: C
Gross Annual Council Tax Charge: £1968.87
Parking - Off road via driveway and parking space
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

Double glazed composite door to front, plastered walls and ceiling, tiled flooring, radiator, doors to downstairs W.C, lounge and kitchen/diner.

Downstairs W.C

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

Lounge 14' 1" x 20' 10" (4.29m x 6.34m)

UPVC double glazed windows to front, plastered and papered walls, plastered ceiling, laminate flooring, radiator, doors to reception room.

Reception Room 11' 11" x 11' 5" (3.63m x 3.49m)

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

Kitchen/Diner 10' 0" x 15' 7" (3.05m x 4.74m)

UPVC double glazed window and doors to rear garden, plastered and papered walls, plastered ceiling, tiled flooring, radiator, wall and base units with granite overlay worktops, sink unit with pull down mixer tap, integrated appliances to include fridge/freezer, double oven and gas hob with over head extractor hood, door to under stairs storage.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to shower room, three bedrooms and fitted storage.

Shower Room 6' 2" x 6' 3" (1.88m x 1.90m)

UPVC double glazed window to side, tiled walls and flooring, plastered ceiling, chrome towel rail radiator, W.C, wash hand basin, shower cubicle.

Bedroom One 10' 8" x 15' 7" (3.25m x 4.74m)

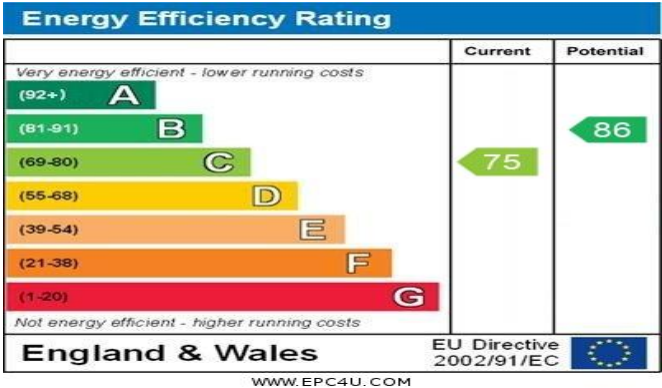
UPVC double glazed windows to front, plastered walls, textured ceiling, carpet flooring, radiator, door to over stairs storage.

Bedroom Two 9' 0" x 9' 3" (2.75m x 2.81m)

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

Bedroom Three 9' 0" x 5' 11" (2.75m x 1.81m)

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