



Cwrt Y Waun

Beddau Pontypridd, CF38 2JJ

£185,000

- TWO BEDROOMS
- STUNNING SHOWER ROOM
- MODERN KITCHEN/DINER
- STYLISH DECOR
- OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN

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** STUNNING DECOR * OFF ROAD PARKING * STYLISH SHOWER ROOM * MODERN KITCHEN/DINER * TWO BEDROOMS **

Sell Right Estate Agents are pleased to bring to the market this two bedroom terraced property in the popular Manor Chase estate of Beddau. The property is conveniently located by being within close proximity to local schools, amenities and transport links. The ground floor accommodation comprises of an entrance porch, lounge and a spacious shaker style kitchen/diner. The first floor benefits from a landing area which offers access to a beautiful shower room and two well proportioned bedrooms. Externally the property boasts off road parking to front aspect as well as an additional two parking space adjacent to the property and ample, low maintenance garden space to the rear. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: B

Gross Annual council Tax Charge: £1722.75

Parking: Off road via driveway

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas via combi boiler

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

UPVC double glazed door to front, plastered walls and ceiling, laminate flooring, radiator, doors to built in storage, opening to lounge.

Lounge 10' 10" x 11' 10" (3.30m x 3.60m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, door to under stairs storage, stairs to first floor landing, opening to kitchen.

Kitchen/Diner 7' 8" x 15' 0" (2.33m x 4.58m)

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

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to two bedrooms and shower room.

Shower Room 10' 0" x 6' 3" (3.05m x 1.90m)

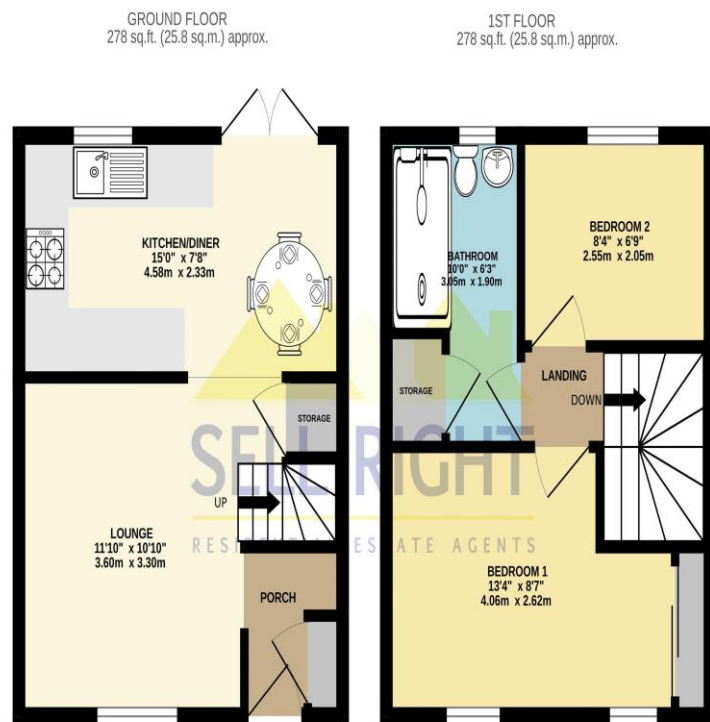
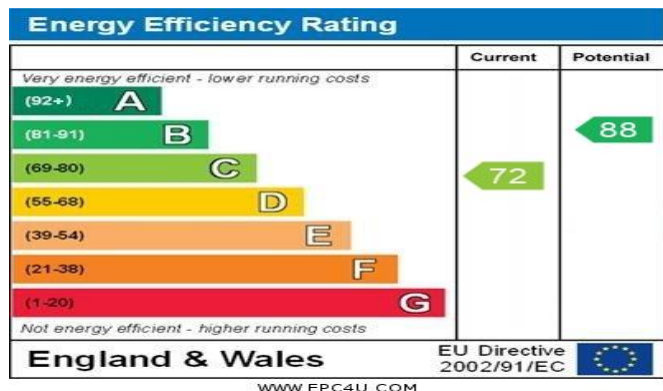
UPVC double glazed window to front, plastered, papered and tiled walls, plastered ceiling, vinyl flooring, chrome towel rail radiator, W.C, vanity wash hand basin, walk in shower cubicle, door to fitted storage.

Bedroom One 8' 7" x 13' 4" (2.62m x 4.06m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, sliding doors to fitted wardrobes.

Bedroom Two 6' 9" x 8' 4" (2.05m x 2.55m)

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.