



Brynteg Green

Beddau Pontypridd, CF38 2PT

£275,000

- NO ONWARD CHAIN
- DETACHED
- IMMACULATELY PRESENTED
- OFF ROAD PARKING
- EN-SUITE TO BEDROOM ONE
- THREE BEDROOMS

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**** BEAUTIFULLY PRESENTED * MODERN KITCHEN/DINER * OFF ROAD PARKING* IMMACULATELY PRESENTED *
CONTEMPORARY BATHROOMS THREE BEDROOMS * DETACHED ****

Sell Right Estate Agents are pleased to bring to the market this well presented three bedroom detached property in the popular Brynteg Green 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 property is also conveniently located by being within close proximity to local schools as well as being within a short drive to the historic town of Llantrisant, with Talbot Green Retail Park being a little further beyond there. The ground floor accommodation comprises of an entrance hallway, modern kitchen/diner, spacious lounge and a downstairs W.C. The first floor benefits from a roomy landing area which offers access to a contemporary bathroom suite and three bedrooms, with an en-suite shower room being found in the master bedroom. Externally, the property showcases off road parking for two cars via a driveway to the side as well as an amply sized garden to the rear. Please contact Sell Right Estate Agents to arrange your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: E

Gross Annual Council Tax Charge: £2572.58

Parking: Off Road Via Driveway

Annual Estate Management Charges: £133.93

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 Hallway

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

Lounge 13' 11" x 12' 2" (4.25m x 3.70m)

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

Kitchen/Diner 13' 2" x 15' 6" (4.01m x 4.72m)

UPVC double glazed windows and patio doors to rear garden, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, integrated fridge/freezer, washing machine, oven and gas hob with over head extractor hood, space for tumble dryer, door to storage cupboard.

Downstairs W.C 3' 5" x 6' 1" (1.05m x 1.86m)

Plastered walls and ceiling, tiled flooring, W.C, wash hand basin with tiled splash backs.

First Floor Landing

Plastered walls and ceiling, carpet flooring, radiator, doors to bathroom and three bedrooms.

Bathroom 6' 9" x 5' 7" (2.05m x 1.69m)

Plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, wash hand basin, panelled bath.

Bedroom One 11' 2" x 10' 2" (3.41m x 3.09m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, doors to built in storage and en-suite.

En-suite 5' 9" x 5' 6" (1.76m x 1.67m)

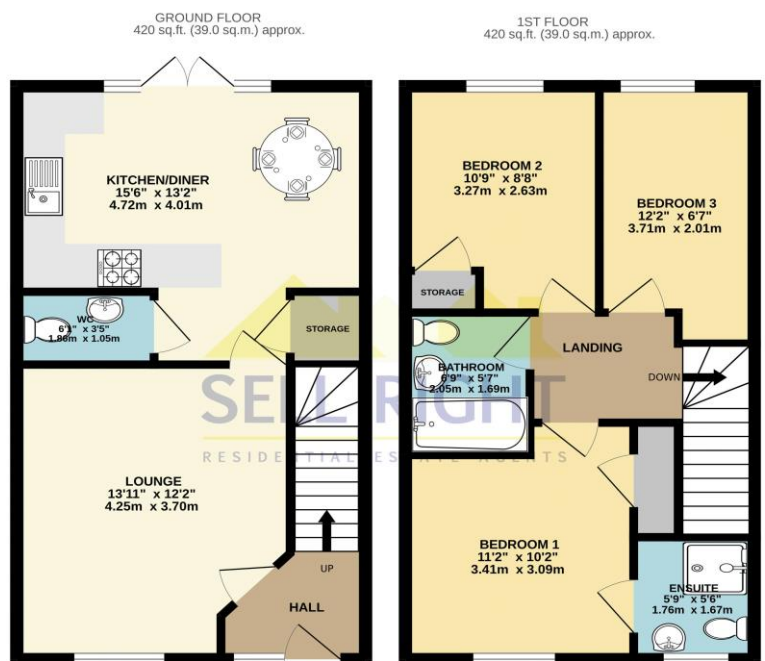
UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, wash hand basin, shower cubicle.

Bedroom Two 10' 9" x 8' 8" (3.27m x 2.63m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, door to fitted storage cupboard.

Bedroom Three 12' 2" x 6' 7" (3.71m x 2.01m)

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 here, 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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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.