



Manor Chase, Beddau PONTYPRIDD CF38 2JD

welcome to

Manor Chase, Beddau PONTYPRIDD

We have a fantastic opportunity to purchase a modern build home in the popular cul-de-sac location off Brynteg Lane in Manor Chase, Beddau. The property won't be available for long so please call to arrange your viewing. Call us on 01443 237667.



Entrance Hallway

Enter through a composite front door into the hallway. Laid with laminate flooring and door leading to the living room and stairs to the first floor.

Living Room

13' x 11' 8" (3.96m x 3.56m)

Double glazed window to the front, Laid with carpet and radiator to the side. Doors leading to the second reception and living room.

Dining Room

7' 9" x 7' (2.36m x 2.13m)

Doors leading out into the conservatory, laid with laminate flooring and a radiator to the side.

Kitchen

10' 8" x 8' 7" (3.25m x 2.62m)

Double glazed window to the rear and door opening out onto the side which leads to the rear garden.

Fitted kitchen with matching wall and base units with the worktop over. Space for Fridge. Laid with vinyl flooring. Under stairs storage cupboard.

Conservatory

13' x 10' 7" (3.96m x 3.23m)

New solid tiled roof and laid with carpet flooring.

Landing

Access to all bedrooms, bathroom and the attic.

Bedroom One

12' x 9' 2" (3.66m x 2.79m)

Double glazed window to the rear, laid with carpets and radiator to the side.

Bedroom Two

9' 5" x 9' 1" (2.87m x 2.77m)

Double glazed window to the front, laid with carpet and radiator to the side.

Bedroom Three

6' 9" x 6' 9" (2.06m x 2.06m)

Double glazed window to the front, laid with laminate flooring and radiator.

Bathroom

Double glazed window to the rear, fitted white bathroom suite. Fitted bath with over head shower, wash hand basin and WC. Radiator to the side.

Front, Side And Rear Garden Garage



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Manor Chase, Beddau PONTYPRIDD

- FULL PLANNING PERMISSION FOR GARAGE CONVERSION, ADDITIONAL DOUBLE BEDROOM AND UTILITY ROOM.
- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- THREE SPACIOUS SIZED BEDROOMS
- GARAGE

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
TBG108270 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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01443 237667



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, Pontyclun,
Rhondda Cynon Taff, CF72 8AE



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