



Dylan Avenue, Beddau Pontypridd CF38 2TA

welcome to

Dylan Avenue, Beddau Pontypridd

A rare opportunity to purchase this self build three bedroom detached home situated in this quiet cul de sac location . Within a short drive to the M4 intersection and local amenities aswell as Talbot Green Retail park.

Entance

Enter into porch ,door to hallway

Hallway

Doors to all rooms stairs to first floor

Lounge

23' 9" x 11' 5" (7.24m x 3.48m)

Window to front, patio doors onto garden, feature fire with surround

Dining Room

14' 6" x 11' 11" (4.42m x 3.63m)

Window to front

Kitchen

9' 2" x 5' 11" (2.79m x 1.80m)

Window to rear, door to utility room , fitted with modern matching wall and base units with worktop over, sink with drainer, built in oven with hob over , breakfast bar seating two

Utlity Room

9' 2" x 5' 11" (2.79m x 1.80m)

Window to rear , door to garden , door to shower room , fitted with matching wall and base units with worktop over, space for white goods, sink with drainer , door to shower room

Shower Room

Window to side, walk in shower, low level wc. pedestal wash hand basin

First Floor Landing

Loft access , doors to all rooms

Bedroom One

13' 3" x 9' 6" (4.04m x 2.90m)

Window to front ,built in wardrobes

Bedroom Two

12' 9" x 10' 3" (3.89m x 3.12m)

Window to rear , built in wardrobes and over the bed storage

Bedroom Three

10' 4" x 7' 7" (3.15m x 2.31m)

Window to front , built in wardrobe

Bathroom

Window to rear, fitted with a matching three piece suite comprising of bath, low level wc. pedestal wash hand basin ,

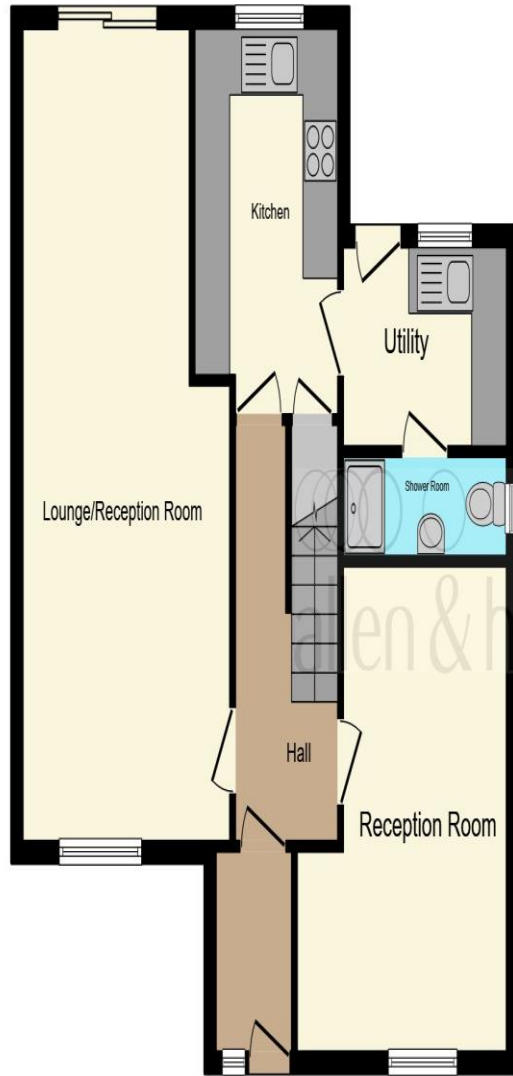
Rear Garden

Enclosed low maitenance garden with access to the garage

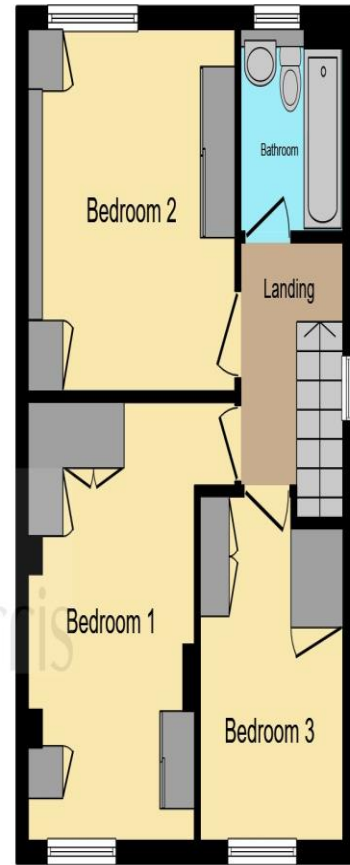
Garage

Front Of Property

Gated allowing access to off road parking



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Dylan Avenue,
Beddau Pontypridd

- Garage
- One owner from new
- Detached
- Utility Room
- Downstairs shower room

Tenure: Freehold EPC Rating: D

offers in excess of

£270,000



view this property online allenandharris.co.uk/Property/TBG109435



Property Ref:
TBG109435 - 0014

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,
Mid Glamorgan, CF72 8AE



allenandharris.co.uk