



**Cavendish Place, Beddau PONTYPRIDD CF38 2RP**

**welcome to**

## **Cavendish Place, Beddau PONTYPRIDD**

A Spacious Semi-Detached House In The Heart Of Beddau, Easy Access To Local Schools, Shops And Transport Links! We're delighted to offer for sale with no onward chain this wonderful family home, with generous rooms, driveway/garage and an enviable location.

### **Entrance Hall**

Via front door, stairs to first floor and doors to reception room one/kitchen

### **Reception Room One**

13' widest x 10' 1" widest ( 3.96m widest x 3.07m widest )  
Double glazed window to front aspect, gas fire, opening to reception room two

### **Reception Room Two**

10' 1" widest x 9' 1" widest ( 3.07m widest x 2.77m widest )  
Double glazed doors to rear garden, radiator, opening to reception room one and door to kitchen

### **Kitchen**

10' 1" widest x 7' widest ( 3.07m widest x 2.13m widest )  
Range of wall and base units, work surfaces, stainless steel sink and drainer, freestanding oven and gas hob, space for appliances, double glazed window to side aspect, door to vestibule

### **Vestibule**

Between kitchen, ground floor cloakroom and utility room, door to rear garden

### **Utility Room**

9' widest x 7' 1" widest ( 2.74m widest x 2.16m widest )  
Double glazed window to side aspect

### **Cloakroom - W/C**

Comprising low level w/c and double glazed window to side aspect

### **First Floor Landing**

Stairs from ground floor, loft access, double glazed window to side aspect, doors to all rooms

### **Bedroom One**

13' widest x 10' widest ( 3.96m widest x 3.05m widest )

Double glazed window to front aspect, radiator, built in storage

### **Bedroom Two**

9' 1" widest x 9' widest ( 2.77m widest x 2.74m widest )  
Double glazed window to rear aspect, radiator, built in storage

### **Bedroom Three**

9' 1" widest x 6' 1" widest ( 2.77m widest x 1.85m widest )  
Double glazed window to side aspect, radiator

### **Shower Room**

Three piece suite comprising; Shower cubicle, vanity wash basin, low level w/c. Obscure double glazed window to rear aspect and radiator

### **Driveway**

Paved driveway leading to garage

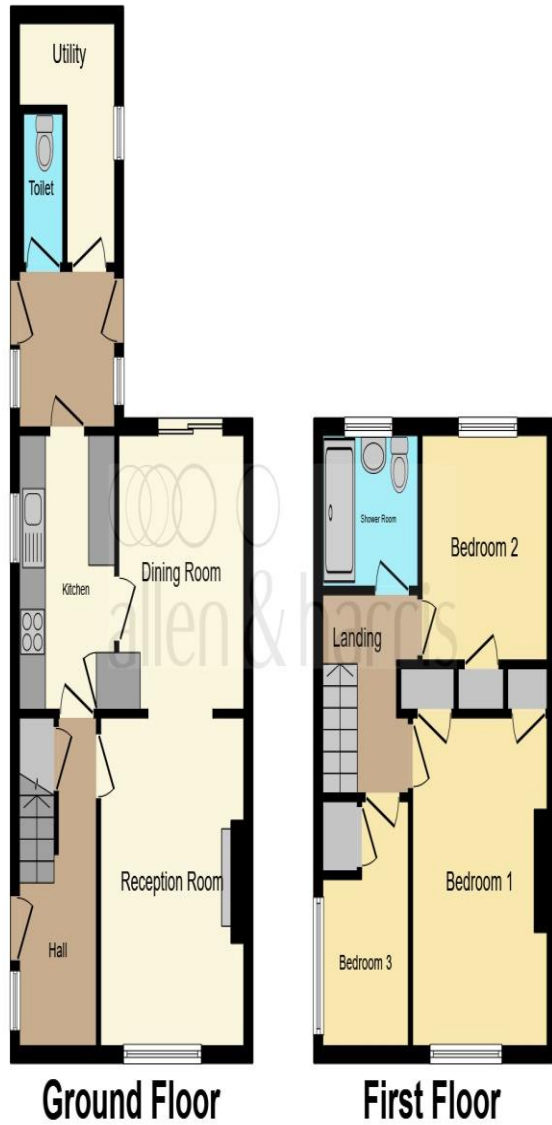
### **Garage**

### **Front Garden**

Laid mainly to lawn

### **Rear Garden**

Laid partly to chipped stones, paved seating area, mature shrubbery



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





**welcome to**  
**Cavendish Place,**  
**Beddau PONTYPRIDD**

- Semi-Detached House In The Heart Of Beddau
- Immediate Access To Local Shops, Schools And Open Green Spaces
- Three Well-Proportioned Bedrooms
- Light And Airy Reception Rooms
- Separate Kitchen, Alongside Utility Room And Additional Ground Floor W/C

Tenure: Freehold EPC Rating: D

**£200,000**



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Property Ref:  
TBG109779 - 0003

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