



Penycoedcae Road, Beddau PONTYPRIDD CF38 2AE

welcome to

Penycoedcae Road, Beddau PONTYPRIDD

We're excited to offer for sale with no onward chain this spacious terraced house, with plenty of space for the growing family or a fantastic investment. The Perfect Family Home, Including A Wealth Of Internal Accommodation, Envious Rear Gardens And A Prime Location In The Heart Of Beddau.

Entrance Hall

Via front door, stairs to first floor, built in storage, and doors to reception rooms

Reception Room One

13' 1" widest x 10' 1" widest (3.99m widest x 3.07m widest)
Double glazed window to front aspect, radiator, gas fire

Reception Room Two

12' widest x 10' widest (3.66m widest x 3.05m widest)
Double glazed window to rear aspect, radiator. electric fire, access to kitchen

Kitchen

10' widest x 7' 1" widest (3.05m widest x 2.16m widest)
Range of wall and base units, work surfaces, stainless steel sink and drainer, freestanding oven and electric hob, space for appliances, obscure double glazed window to rear aspect and door to rear

W/C (external)

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

First Floor Landing

Stairs from ground floor, doors to all rooms

Bedroom One

12' widest x 10' widest (3.66m widest x 3.05m widest)
Double glazed window to front aspect, radiator

Bedroom Two

12' 1" widest x 10' widest (3.68m widest x 3.05m widest)
Double glazed window to front aspect, radiator, built in storage housing gas boiler

Bedroom Three

10' 1" widest x 7' 1" widest (3.07m widest x 2.16m widest)
Double glazed window to rear aspect, radiator

Bedroom Four

9' widest x 8' 1" widest (2.74m widest x 2.46m widest)
Double glazed window to rear aspect, radiator, wardrobes

Bathroom

Three piece suite comprising; Bath with shower over, vanity wash unit, low level w/c

Driveway

Paved driveway with space for multiple vehicles

Rear Garden

Laid partly to lawn, paved seating area, side access via shared passageway (note there is a flying freehold here, refer to your conveyancer/lender)

Outbuilding

10' widest x 6' 1" widest (3.05m widest x 1.85m widest)
Double glazed window, mains power and lighting





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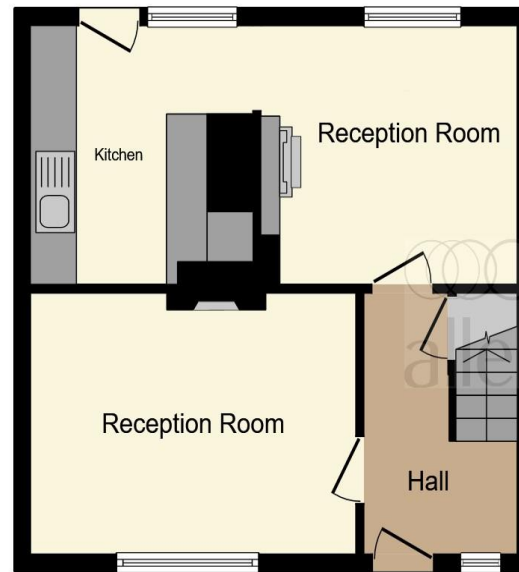
welcome to

Penycoedcae Road, Beddau PONTYPRIDD

- Substantial House In The Heart Of Beddau
- Four Well-Proportioned Bedrooms
- Two Reception Rooms
- Kitchen And Separate Utility Room, Additional Ground Floor W/C
- First Floor Bathroom With Three Piece Suite

Tenure: Freehold EPC Rating: D

£210,000



Ground Floor



First Floor

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

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Property Ref:
TBG109813 - 0002

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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