



**Tan Y Bryn, Beddau Pontypridd CF38 2AS**

**welcome to**

## **Tan Y Bryn, Beddau Pontypridd**

A Spacious Bungalow In The Heart Of Beddau, With An Exceptional Plot And Envidable Location Adjacent To Mount Pleasant Park! We're excited to offer for sale this tastefully presented property, with a wealth of internal accommodation and mature wrap-around gardens.

### **Entrance Hall**

Via double glazed door, access to all rooms

### **Reception Room**

18' widest x 12' widest ( 5.49m widest x 3.66m widest )  
Double glazed window to front aspect, electric fire,  
door to kitchen

### **Kitchen**

11' 1" widest x 10' widest ( 3.38m widest x 3.05m widest )  
Range of wall and base units, work surfaces,  
stainless steel sink and drainer with mixer tap, oven  
and electric hob, space for appliances, double  
glazed window and door to rear garden

### **Bedroom One**

11' 1" widest x 11' 1" widest ( 3.38m widest x 3.38m widest )  
Double glazed window to front aspect, radiator,  
built in storage cupboard

### **Bedroom Two**

11' 1" widest x 9' 1" widest ( 3.38m widest x 2.77m widest )  
Double glazed window to rear aspect, radiator, built  
in storage cupboard

### **Bedroom Three**

11' 1" widest x 7' 1" widest ( 3.38m widest x 2.16m widest )  
Double glazed window to rear aspect, radiator, two  
built in storage cupboards

### **Shower Room**

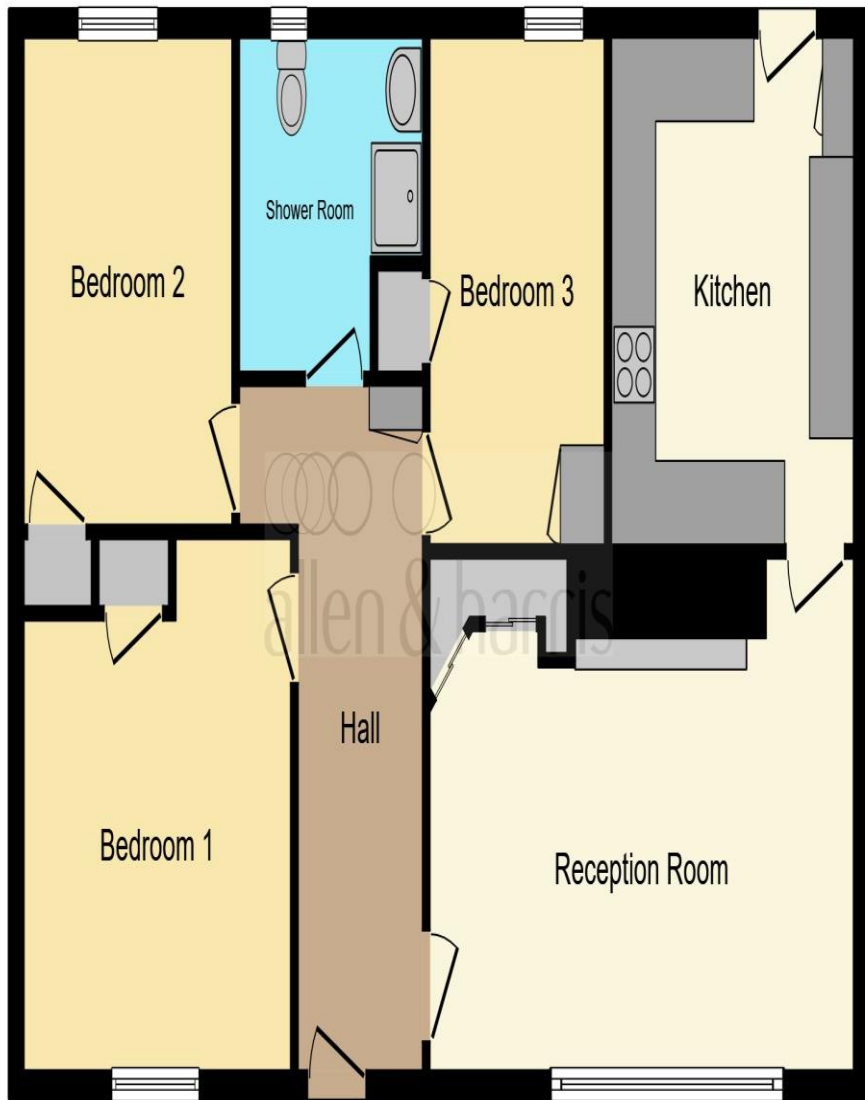
Three piece suite comprising; Shower, wash basin,  
low level w/c. Two obscure windows to rear aspect

### **Rear/Side Gardens**

Wrap-around gardens, laid mainly to lawn, external  
coal shed, pleasant views, external water tap, mature  
trees and shrubbery, boundary fences

### **Front Garden**

Laid mainly to lawn



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**  
**Tan Y Bryn,**  
**Beddau Pontypridd**

- Bungalow With No Onward Chain In The Heart Of Beddau
- Separate Kitchen With Pleasant Views Over The Rear Gardens
- Light And Airy Reception Room
- Three Well-Proportioned Bedrooms
- Shower Room With Three Piece Suite

Tenure: Freehold EPC Rating: E

**£200,000**



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Property Ref:  
TBG109861 - 0002

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