



Beaumaris Close, Tonteg PONTYPRIDD CF38 1HA

welcome to

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With An Exceptional Plot, Outstanding Location and Abundance Of Potential, This Is A Unique Detached House Not To Be Missed!



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We're excited to offer for sale this spacious property in a much desired location, within easy reach of revered local schools and a range of transport links. An excellent choice for any professional family looking to put their own stamp on a much-loved home.

The property comprises; Entrance hall, impressive front reception room with feature stone decorative walls, spacious rear reception room which is open into a generous kitchen, ideal for hosting family and friends, alongside the rare benefit of an additional ground floor w/c and shower. Stairs rise to the first floor which offer four well-proportioned bedrooms, bathroom and separate w/c. Externally the property offers a unique position and enviable corner plot, including paved driveway, garage and well kept lawns.

The location couldn't be better for this wonderful home. Within close proximity are transport links including A470/M4 and Treforest Railway Station, an array of open green spaces and easy access to Ysgol Ty Coch (2017 Estyn rating excellent).

Call now to secure your viewing and avoid missing out!

Entrance Hall

Reception Room One

17' 7" widest x 12' 11" widest (5.36m widest x 3.94m widest)

Reception Room Two

17' 4" widest x 10' 6" widest (5.28m widest x 3.20m widest)

Kitchen

19' 10" widest x 8' widest (6.05m widest x 2.44m widest)

Ground Floor Shower Room

First Floor Landing

Bedroom One

12' 11" widest x 10' widest (3.94m widest x 3.05m widest)

Bedroom Two

10' 7" widest x 9' 10" widest (3.23m widest x 3.00m widest)

Bedroom Three

11' 7" widest x 7' 6" widest (3.53m widest x 2.29m widest)

Bedroom Four

9' 2" widest x 7' 4" widest (2.79m widest x 2.24m widest)

Bathroom

W/C

Front Gardens/Driveway

Rear Gardens



view this property online allenandharris.co.uk/Property/TBG109108



welcome to

Beaumaris Close, Tonteg PONTYPRIDD

- Your Dream Family Home Is On The Market, Approx 117 Sqm
- An Envable Position, Toward The End Of A Sought After Cul-De-Sac
- Exceptional Corner Plot, Inclusive Of Generous Gardens, Driveway And Garage
- Two Spacious Reception Rooms And Kitchen
- First Floor Bathroom, W/C, Additional Ground Floor Shower Room

Tenure: Freehold EPC Rating: D

£325 000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/TBG109108



Property Ref:
TBG109108 - 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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