



**Beaumaris Close, Tonteg PONTYPRIDD CF38 1HA**



*welcome to*

**Beaumaris Close, Tonteg PONTYPRIDD**

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



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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



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## **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  
Council Tax Band: E

offers in excess of  
**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
TBG109108 - 0005

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**allen & harris**



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