



**Commercial Street, Beddau Pontypridd CF38 2DD**

**welcome to**

## **Commercial Street, Beddau Pontypridd**

We're excited to offer for sale this perfect first time buy, investment or family home, benefiting from no onward chain and converted loft room.A Substantial Period Style House, With Generous Rooms, Garage And A Convenient Location In The Heart Of Beddau!

### **Entrance Hall**

Via front door, stairs to first floor, access to reception room

### **Reception Room**

20' 7" widest x 12' 10" widest ( 6.27m widest x 3.91m widest )

Double glazed windows to front/rear, radiator, access to kitchen

### **Kitchen**

16' 7" widest x 8' 7" widest ( 5.05m widest x 2.62m widest )

Range of wall and base units, work surfaces, oven and hob with cooker hood over, storage cupboard, two double glazed windows to side, access to utility room and door to rear garden

### **Utility Room**

Double glazed window to rear, radiator, space for appliances, access to cloakroom

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

With low level w/c, wash basin, obscure double glazed window

### **First Floor Landing**

Stairs from ground floor and further stairs to loft room, doors to all rooms

### **Bedroom One**

12' 6" widest x 9' 3" widest ( 3.81m widest x 2.82m widest )

Double glazed window to front aspect, radiator

### **Bedroom Two**

9' 5" widest x 6' 5" widest ( 2.87m widest x 1.96m widest )

Double glazed window to front aspect, radiator

### **Bedroom Three**

10' 2" widest x 8' 5" widest ( 3.10m widest x 2.57m widest )

Double glazed window to rear aspect, radiator

### **Bathroom**

Four piece suite comprising; Bath, shower, wash basin, low level w/c. Heated towel rail and obscure double glazed window

### **Loft Room (no Regs)**

14' 6" widest, some restricted h/h x 10' 8" widest, some restricted h/h ( 4.42m widest, some restricted h/h x 3.25m widest, some restricted h/h )

Double glazed Velux style window, eaves storage

### **Rear Gardens Garage**

14' 7" x 7' 9" ( 4.45m x 2.36m )





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**  
**Commercial Street,**  
**Beddau Pontypridd**

- Period Style Terraced House With No Onward Chain
- Spacious Open Plan Reception Rooms
- Separate Kitchen And Utility Room
- First Floor Bathroom And Additional Ground Floor W/C
- Three Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: G  
Council Tax Band: B

**£180,000**



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Property Ref:  
TBG110281 - 0003

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