



**Clos Myddlyn, Beddau Pontypridd CF38 2JT**



**welcome to**

## **Clos Myddlyn, Beddau Pontypridd**

- A Stunning Terraced House In Beddau
- Ideally Located On A Small Cul-De-Sac
- Reception Room And Separate Kitchen
- Two Bedrooms
- Stylish First Floor Shower Room

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£180,000**

An Impressive And Tastefully Presented Terraced House, Situated In A Peaceful Cul-De-Sac In The Popular Location Of Beddau! We're delighted to offer for sale this spacious property, benefiting from a conservatory extension and generous southerly facing rear gardens.



**view this property online** [allenandharris.co.uk/Property/TBG110550](https://allenandharris.co.uk/Property/TBG110550)

### **Entrance Hall**

### **Reception Room**

13' 5" widest x 12' 2" widest ( 4.09m widest x 3.71m widest )

### **Conservatory**

17' 4" widest x 10' 2" widest ( 5.28m widest x 3.10m widest )

### **Kitchen**

8' 7" widest x 6' 1" widest ( 2.62m widest x 1.85m widest )

### **First Floor Landing**

### **Bedroom One**

10' 1" widest x 10' 1" widest ( 3.07m widest x 3.07m widest )

### **Bedroom Two**

10' 10" widest x 6' 8" widest ( 3.30m widest x 2.03m widest )

### **Shower Room**

### **Driveway**

### **Rear Gardens**



#### **Property Ref:**

TBG110550 - 0004

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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