



# Cwrt Y Garth, Beddau Pontypridd

£210,000

- IDEAL FIRST BUY
- NEUTRALLY DECORATED
- COUNCIL TAX C
- LOW MAINTENANCE REAR GARDEN
- EPC Rating: Awaited



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## About the property

This two bedroom, semi detached property located in the sought after location of Beddau.

Links to both the A470 and J34 of the M4 are both central from this house offering links to Cardiff and all other South Wales major towns.

The busy out of town shopping outlets in Talbot Green are also within a short drive.

This very well presented property consists of a lounge with laminate flooring and a modern fitted kitchen also benefit from a multi propose room currently being used as dining area with carpet to floor and access to the rear garden.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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## Accommodation

### Entrance

### Lounge

12' 1" x 14' 4" ( 3.68m x 4.37m )

### Reception

8' 5" x 6' 8" ( 2.57m x 2.03m )

### Kitchen

12' 8" max x 8' 8" max ( 3.86m max x 2.64m max )

### Landing

### Bedroom One

9' 1" x 11' 8" ( 2.77m x 3.56m )

### Bedroom Two

6' 2" x 8' 5" ( 1.88m x 2.57m )

### Bathroom