



Heol Dyfed, Beddau Pontypridd

offers in the region of **£180,000**

- Council Tax Band B
- No chain
- Larger than Average Corner Plot
- South Facing Garden
- EPC Rating: D



 2  1  1

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About the property

Presenting this immaculately maintained semi-detached property, currently listed for sale and ideally suited for couples, first time buyers & landlords. The property benefits from a larger than average corner plot, offering an incredible opportunity for potential expansion, subject to the appropriate planning permissions.

The house comprises two beautifully lit, double bedrooms, both flooded with natural light, creating a warm and inviting space. The kitchen is well-appointed with built-in oven, hob, and hood, and features a convenient breakfast bar, perfect for casual dining.

One of the unique features of this home is its beautiful view, which, combined with its larger than average plot, provides a sense of openness and freedom that is hard to find.

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 Hall

6' 2" x 5' 9" (1.88m x 1.75m)

Living Room

15' x 13' 1" (4.57m x 3.99m)

Kitchen / Breakfast Room

15' x 7' 5" (4.57m x 2.26m)

Landing

Bedroom One

11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom Two

8' 5" x 9' 8" (2.57m x 2.95m)

Bathroom

Front Garden

Rear Garden