



offers in the region of **£122,500**
leasehold

Cynan Close, Beddau CF38 2TL

- EPC Rating: C
- Freehold On Completion
- Two Double Bedrooms
- Driveway For Two Cars
- Detached Single Garage





About The Property

****FREEHOLD ON COMPLETION**CALLING ALL INVESTORS / FIRST TIME BUYERS**

Peter Alan Talbot Green are pleased to present to the market this Two Bedroom Semi Detached property in the popular location of Beddau on the outskirts of Manor Chase. The property is positioned on a quiet cul de sac and conveniently located within walking distance to the local schools and local shops. The property is also perfect for commuters as it is just a short drive from both the A470 and also the M4 Motorway.

Internally you will find, Entrance Hallway, Lounge with a Separate Kitchen/Breakfast Room plus conservatory. To the first floor are Two Double Bedrooms and the Family Bathroom.

Accommodation

Entrance Hallway

Enter via UPVC double glazed front door into hallway.

Lounge

13' x 11' 8" (3.96m x 3.56m)

UPVC double glazed window to front. Access to kitchen.

Kitchen/ Breakfast Room

14' 11" x 7' 7" (4.55m x 2.31m)

Fitted with a matching range of base and eye level units with contrasting worktops over. Stainless steel sink unit plus drainer. Space for washing machine and fridge/freezer. Boiler wall mounted. Space for table and chairs. UPVC double glazed window and door to conservatory.

Conservatory

7' 10" x 8' (2.39m x 2.44m)

UPVC surround with doors leading to rear garden.

Peter Alan - Talbot Green

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Landing

Access to all first floor rooms.

Master Bedroom

11' 10" x 10' 9" (3.61m x 3.28m)

UPVC double glazed window to front. Storage cupboard over the stairs.

Bedroom Two

10' x 8' 6" (3.05m x 2.59m)

UPVC double glazed window to rear.

Bathroom

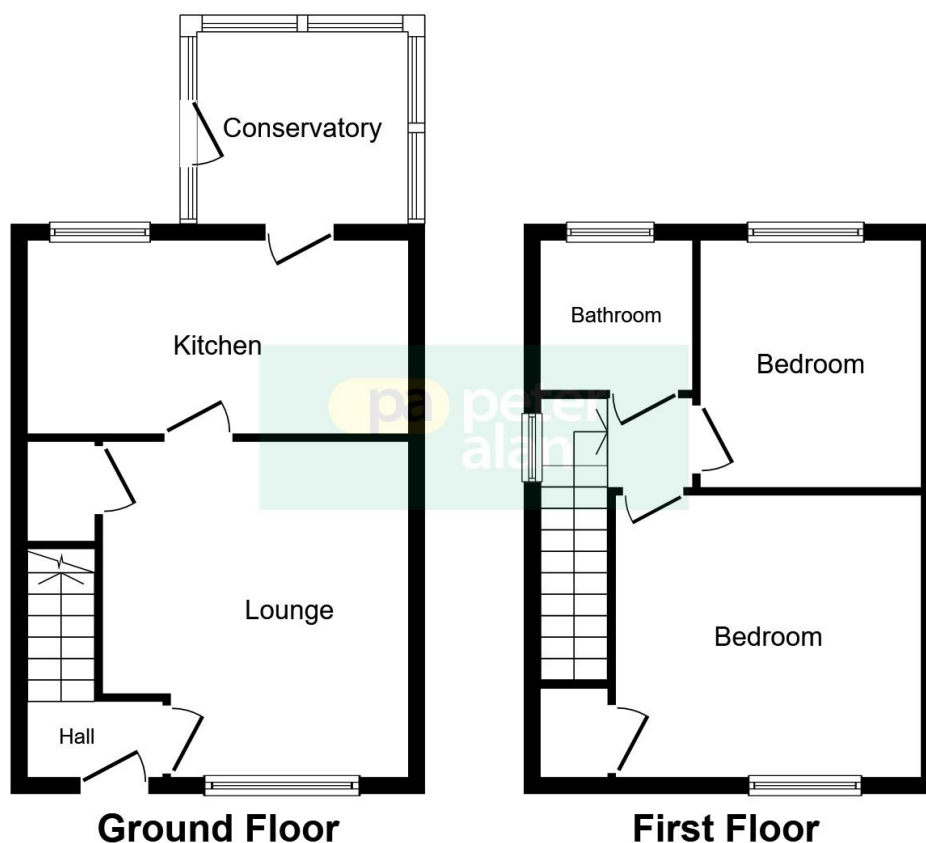
Fitted with a matching three piece suite comprising walk in shower enclosure, WC and wash hand basin. UPVC double glazed obscure window to rear.

Outside

Driveway to the front leading to detached single garage. The front garden is laid to lawn leading to front door. Side access to the rear garden provides a paved area with the rest laid to lawn with an array of plants and shrubbery.

Council Tax

B



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.