



Heol Y Coed

Beddau Pontypridd, CF38 2HY

£255,000

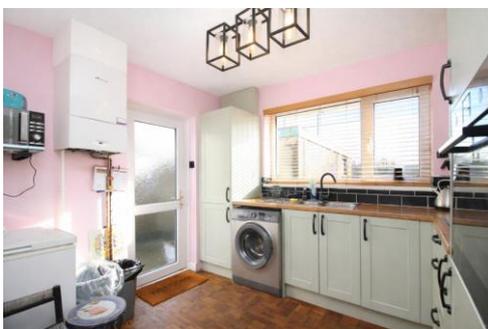
- SEMI DETACHED BUNGALOW
- TWO BATHROOMS
- OFF ROAD PARKING
- THREE BEDROOMS
- DETACHED GARAGE
- MODERN KITCHEN

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**** THREE BEDROOMS * TWO BATHROOMS * DETACHED GARAGE * MODERN KITCHEN * AMPLE OFF ROAD PARKING ****

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom semi detached bungalow in the Yorkdale area of Beddau. The property is conveniently located by being within walking distance to local amenities and shops, as well as being within a short distance to the Church Village bypass and the wider links thereafter. The ground floor accommodation features an entrance hallway, spacious lounge/diner, bathroom, contemporary kitchen and a double bedroom. The first floor benefits from a landing area which offers access to a shower room and a further two double bedrooms. Externally the property boasts low maintenance gardens to the front and rear with front boasting ample off road parking for multiple vehicles. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1968.87

Parking: Off road via driveway

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

UPVC double glazed window and door to side, plastered walls and ceiling, parquet flooring, radiator, doors to bathroom, lounge/diner, bedroom one and kitchen.

Lounge/Diner 17' 9" x 20' 6" (5.42m x 6.25m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator.

Kitchen 9' 4" x 9' 9" (2.85m x 2.96m)

UPVC double glazed window and door to side, plastered and papered walls, textured ceiling, parquet flooring, wall and base units with laminate work tops and tiled splash backs, sink unit with mixer tap, integrated oven and hob with over head extractor hood.

Bathroom 6' 5" x 6' 4" (1.95m x 1.92m)

UPVC double glazed window to side, tiled walls and flooring, papered ceiling, radiator, W.C, wash hand basin, panelled bath.

Bedroom One 13' 5" x 8' 4" (4.10m x 2.54m)

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator, door to built in storage.

First Floor Landing

Laminate flooring, plastered ceiling, doors to shower room and two remaining bedrooms.

Shower Room 4' 11" x 6' 5" (1.51m x 1.96m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, tiled flooring, W.C, wash hand basin, shower cubicle.

Bedroom Two 7' 4" x 19' 7" (2.23m x 5.98m)

UPVC double glazed window to side, plastered walls and ceiling, laminate flooring, radiator.

Bedroom Three 7' 6" x 10' 5" (2.28m x 3.18m)

Velux window to front, plastered walls and ceiling, laminate flooring, radiator.



DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.