



## Heol Hensol

Beddau Pontypridd, CF38 2LP

**£269,950**

- NO ONWARD CHAIN
- THREE BEDROOMS
- SPACIOUS LOUNGE
- EXTENDED
- OFF ROAD PARKING
- MODERN KITCHEN

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# \*\* NO ONWARD CHAIN \* THREE BEDROOMS \* EXTENDED \* MODERN KITCHEN \* SUBSTANTIALLY SIZED LOUNGE

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Sell Right Estate Agents are pleased to bring to the market this extended three bedroom semi-detached property situated in the popular Yorkdale area of Beddau. Conveniently located within walking distance of local amenities, the property is also within close proximity to a selection of Welsh and English speaking primary schools, as well as Bryn Celynnog Comprehensive School. The ground floor accommodation comprises of an entrance hallway, a comfortable sitting room, a substantially sized lounge and a spacious, modern kitchen. To the first floor there is a light and airy landing leading to three bedrooms and the family bathroom, with bedroom one benefiting from its own en-suite W.C. Externally, the property enjoys garden space to both the front and rear, along with off-road parking to the front provided by a driveway. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: C

Annual Gross 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

Double glazed composite door to front, plastered walls and ceiling, carpet flooring, radiator, openings to sitting room and lounge/diner, stairs to first floor landing.

## Sitting Room 12' 11" x 7' 4" (3.94m x 2.23m)

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

## Lounge/Diner 19' 1" x 11' 11" (5.82m x 3.62m)

UPVC double glazed window to front, UPVC double glazed doors to rear, plastered and papered walls, carpet flooring, radiator, door to kitchen.

## Kitchen 11' 8" x 13' 7" (3.56m x 4.13m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, wall and base units with laminate work tops, Belfast sink unit with mixer tap, integrated oven and hob with over head extractor hood, door to storage room.

## First Floor Landing

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, doors to bathroom, three bedrooms and built in storage.

## Bathroom 5' 8" x 7' 5" (1.73m x 2.26m)

UPVC double glazed window to rear, plastered walls and ceiling, vinyl flooring, W.C, wash hand basin, panelled bath with over head shower.

## Bedroom One 10' 10" x 15' 0" (3.31m x 4.58m)

UPVC double glazed windows to rear, plastered walls and ceiling, carpet flooring, radiator, door to en-suite W.C.

## En-suite W.C

Plastered walls and ceiling, vinyl flooring, W.C, wash hand basin.

## Bedroom Two 7' 11" x 12' 0" (2.42m x 3.66m)

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

## Bedroom Three 9' 11" x 7' 5" (3.03m x 2.26m)

UPVC double glazed window to front, plastered walls and ceiling, carpet 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.