



Llantrisant Road

Beddau Pontypridd, CF38 2BD

£425,000

- NO ONWARD CHAIN
- PERIOD PROPERTY
- INTEGRAL GARAGE
- FOUR DOUBLE BEDROOMS
- SUBSTANTIALLY SIZED KITCHEN/DINER
- EN-SUITE SHOWER ROOM

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**** NO ONWARD CHAIN * FOUR DOUBLE BEDROOMS * DETACHED * SUBSTANTIALLY SIZED KITCHEN/DINER * INTEGRAL GARAGE * EN-SUITE SHOWER ROOM * SPACIOUS REAR GARDEN * PERIOD PROPERTY ****

Sell Right Estate Agents are pleased to bring to the market this characterful Victorian four-bedroom detached home in the sought after area of Beddau. Boasting attractive bay windows to the front, this property combines period charm with modern family living. The property is also ideally located by being within short walking distance of both Llwynyrwn Primary School and Bryn Celynnog Comprehensive School. The ground floor offers versatile and spacious accommodation, comprising an entrance porch, inner hallway, sitting room, generous lounge, a substantially sized kitchen/diner, office room, downstairs W.C, and access to an integral garage. To the first floor, there are four well-proportioned double bedrooms, including a contemporary en-suite to bedroom one, along with a modern bathroom. Externally, the property benefits from off road parking via driveways to both the front and side, and a flat, private, and generously sized rear garden which is ideal for entertaining.

Tenure: Freehold
 Council Tax Band: F
 Gross Annual Council Tax Charge: £3199.41
 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 Porch

UPVC double glazed windows to front and inner hallway, double glazed composite doors to front and inner hallway, carpet flooring.

Hallway

Plastered walls, textured ceiling, carpet flooring, radiator, doors to sitting room, lounge and kitchen/diner, stairs to first floor landing.

Lounge 23' 9" max x 11' 11" (7.23m max x 3.62m)

UPVC double glazed bay window to front, UPVC double glazed window to rear, plastered and papered walls, textured ceiling, carpet flooring, radiators.

Sitting Room 13' 1" max x 12' 0" (3.98m max x 3.65m)

UPVC double glazed bay window to front, papered walls, textured ceiling, carpet flooring, radiator.

Kitchen/Diner 15' 3" max x 33' 0" max (4.66m max x 10.07m max)

UPVC double glazed windows to side and rear, UPVC double glazed doors to rear, plastered walls and ceiling, tiled flooring, radiators, centre island with base units and laminate roll top work surfaces, wall and base units with laminate work tops with tiled splash backs, sink unit with mixer tap, integrated double oven and gas hob, opening to office room, doors to integral garage and lobby area which leads to downstairs W.C.

Office Room 9' 0" x 10' 8" (2.75m x 3.26m)

Papered walls, textured ceiling, carpet flooring, radiator.

Lobby Area

UPVC double glazed window to side, plastered walls and ceiling, tiled flooring, opening to downstairs W.C.

Downstairs W.C

UPVC double glazed window to side, plastered walls and ceiling, tiled flooring, W.C, wash hand basin with tiled splash back.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to bathroom and four bedrooms.

Bathroom 6' 11" x 7' 9" (2.11m x 2.36m)

UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, chrome towel rail radiator, radiator, W.C, vanity wash hand basin, tiled bath with over head shower and glass side screen.

Bedroom One 13' 8" max x 11' 10" (4.16m max x 3.61m)

UPVC double glazed bay window to front, papered walls, textured ceiling, carpet flooring, radiator, opening to en-suite shower room.

En-suite Shower Room 5' 11" x 5' 10" (1.81m x 1.78m)

UPVC double glazed window to front, tiled walls and flooring, plastered ceiling, chrome towel rail radiator, vanity storage unit with electric shaving point, walk in shower cubicle.

Bedroom Two 13' 5" max x 11' 11" (4.10m max x 3.64m)

UPVC double glazed bay window to front, papered walls, textured ceiling, carpet flooring, radiator.

Bedroom Three 9' 0" x 11' 11" (2.75m x 3.64m)

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator.

Bedroom Four 9' 1" x 9' 9" (2.77m x 2.97m)

UPVC double glazed window to rear, papered walls, textured ceiling, carpet flooring, radiator, doors to fitted storage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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.