



2 Beds, Terraced, Freehold, £195,000

Clos Myddlyn, Beddau

Three Estate Agents, Talbot Green, are delighted to offer this fully refurbished two-bedroom property for sale, situated in the sought-after Manor Chase development in Beddau.

Features

- ▀ LOUNGE
- ▀ MODERN KITCHEN
- ▀ GROUND FLOOR WC
- ▀ FULLY REFURBISHED
- ▀ OFF ROAD PARKING
- ▀ CLOSE TO LOCAL AMENITIES

Three Estate Agents, Talbot Green, are delighted to offer this fully refurbished two-bedroom property for sale, situated in the sought-after Manor Chase development in Beddau.

The accommodation briefly comprises an entrance hallway leading to a modern ground-floor WC, finished with ceramic tiling to both the walls and floor. The contemporary fitted kitchen offers a range of wall and base units, complemented by integrated appliances and ample workspace.

To the rear of the property is a reception room featuring a focal-point fireplace, fitted carpeting, and French doors that open onto the rear garden, creating a bright and welcoming living space.

On the first floor, there are two bedrooms, both benefiting from fitted carpets. The principal bedroom further benefits from built-in storage cupboards.

Completing the internal accommodation is a modern family bathroom, finished with ceramic wall tiling and comprising a bath with shower over and a vanity wash hand basin and a sensor activated light up storage cupboard.

Externally, the property enjoys a low-maintenance front garden with off-road parking and an area of decorative chippings. The rear garden is also designed for ease of maintenance and features a patio area and decking, providing an ideal space for outdoor entertaining while enjoying the fantastic views.

This is a superbly presented home in a highly desirable location, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

To arrange a viewing or for further information, please contact Three Estate Agents today.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 279 SQ.FT.
(25.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 568 SQ.FT. (52.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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