



Willow Close, Beddau Pontypridd CF38 2SJ

welcome to

Willow Close, Beddau Pontypridd

- An Impressive Detached House With A Generous Corner Plot
- Two Reception Rooms
- Open Plan Kitchen/Breakfast Room And Separate Utility Room
- Four Double Bedrooms
- First Floor Bathroom, En-Suite, Additional Ground Floor W/C

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over
£350,000

An Exceptional Detached Family Home, Ideally Positioned In A Secluded Part Of This Desirable Cul-De-Sac! We're delighted to offer for sale this executive modern property, with an enviable plot surrounded by nature and greenery.



Entrance Hall
Ground Floor Cloakroom
Reception Room One
Reception Room Two
Kitchen/Breakfast Room
Utility Room
First Floor Landing
Bedroom One
En-Suite
Bedroom Two
Bedroom Three
Bedroom Four
Bathroom
Driveway
Rear/Side Gardens

view this property online allenandharris.co.uk/Property/TBG110818



Property Ref:
TBG110818 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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