



Llwyncrwn Road

Beddau Pontypridd, CF38 2BE

£295,000

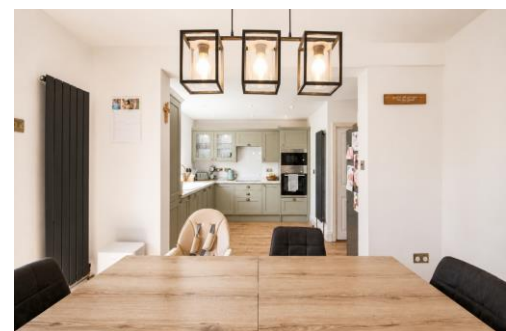
- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- EXTENDED
- SUBSTANTIALLY SIZED GARDEN
- SEMI DETACHED
- OFF ROAD PARKING FOR

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**** THREE DOUBLE BEDROOMS * SUBSTANTIALLY SIZED GARDEN * OWNED SOLAR PANELS * OFF ROAD PARKING FOR MULTIPLE VEHICLES * EXTENDED * VERSATILE OUTBUILDING * SPACIOUS LOUNGE ****

Sell Right Estate Agents are proud to present to the market this unique three bedroom semi detached property set within Beddau. The property is conveniently located by being within walking distance to all local amenities, transport links as well as primary and comprehensive schools. The ground floor accommodation comprises of an entrance porch, spacious lounge, sitting room, dining room, recently fitted kitchen with integrated appliances, utility room and a stylish shower room. The first floor benefits from a landing area which offers access to three double bedrooms and family bathroom. Externally the property boasts a substantially sized plot which showcases off road parking for multiple vehicles to the front as well as plenty of garden space to the rear. In the rear garden you will also find a versatile outbuilding that has potential to offer space for games room or even a place to run a home business from. The owner has also recently fitted solar panels in August 2025, which they estimate will save around £500 per year on energy bills. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold
 Council Tax Band: B
 Annual Gross Council Tax Charge: £1800.88
 Parking: Off road via driveway
 Water - Mains feed
 Electricity - Mains feed
 Sewerage - Connected to public sewer
 Heating - Mains fed gas via combi boiler
 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, double glazed composite door to front, plastered walls and ceiling, tiled flooring, door to sitting room.

Sitting Room 20' 7" x 9' 6" (6.28m x 2.90m)

UPVC double glazed sliding doors to rear, UPVC double glazed windows to side, velux window to side, plastered walls and ceiling, laminate flooring, radiator, openings to lounge and inner hallway.

Lounge 10' 10" x 15' 5" (3.31m x 4.69m)

Plastered walls and ceiling, laminate flooring, radiator.

Inner Hallway

Plastered walls and ceiling, laminate flooring, doors to lounge and dining room, stairs to first floor landing.

Dining Room 10' 9" x 9' 2" (3.28m x 2.79m)

UPVC double glazed patio doors to front, plastered walls and ceiling, solid wood flooring, radiator, opening to kitchen.

Kitchen 14' 1" x 12' 2" (4.29m x 3.72m)

UPVC double glazed window to front, plastered walls and ceiling, solid wood flooring, radiator, wall and base units with laminate work surfaces, sink unit with mixer tap, integrated appliances to include dishwasher, microwave, oven and hob with over head extractor hood, doors to lounge and utility room.

Utility Room 5' 9" x 6' 2" (1.75m x 1.88m)

Plastered walls and ceiling, tiled flooring, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit, door to shower room.

Shower Room 9' 0" x 4' 11" (2.75m x 1.49m)

UPVC double glazed window to side, tiled walls and flooring, plastered ceiling, chrome towel rail radiator, W.C, wash hand basin, shower cubicle.

First Floor Landing

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

Bathroom 7' 1" x 6' 4" (2.17m x 1.92m)

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

Bedroom One 10' 11" x 15' 5" (3.32m x 4.70m)

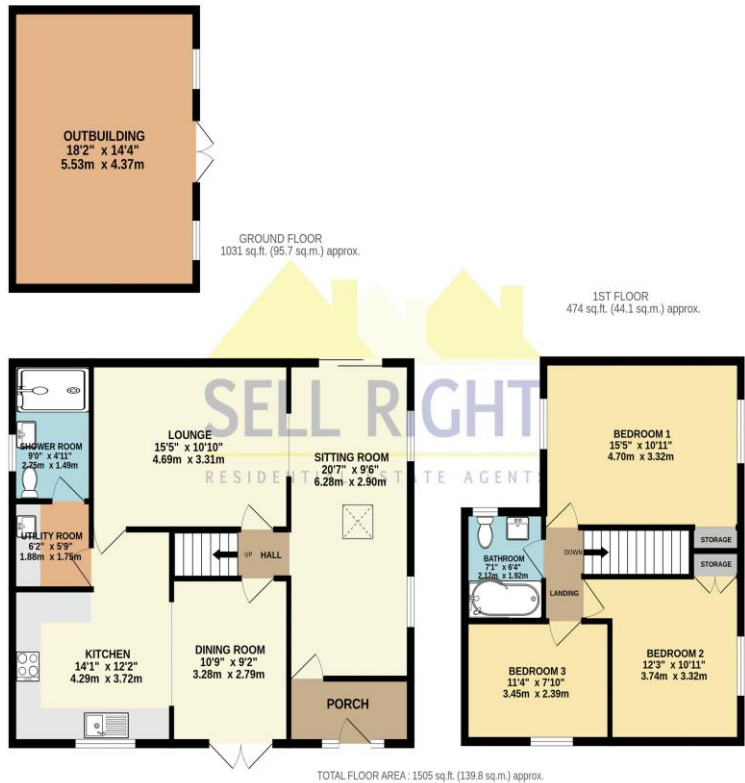
UPVC double glazed windows to side, plastered walls and ceiling, laminate flooring, radiator.

Bedroom Two 10' 11" x 12' 3" (3.32m x 3.74m)

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

Bedroom Three 7' 10" x 11' 4" (2.39m x 3.45m)

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



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 72 | 81 |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

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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.