



Llantrisant Road, Beddau Pontypridd CF38 2BD

welcome to

**Llantrisant Road, Beddau
Pontypridd**

- End Of Terrace Home In The Heart Of Beddau
- Excellent Opportunity To Create A Generous Family Home
- Three Well-Proportioned Bedrooms
- Two Spacious Reception Rooms And Separate Kitchen Offering Flexible Living Space
- Ground Floor W/C And First Floor Shower Room

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

offers over

£150,000

A fantastic opportunity to acquire a spacious end of terrace home in the heart of Beddau, offering excellent potential to create a generous family residence. Benefiting from a new roof with remaining warranty, far-reaching rear views, gas combi boiler, ample parking and westerly facing rear garden.



**Entrance Hall
Reception Room One
Reception Room Two
Kitchen
Cloakroom - W/C
First Floor Landing
Bedroom One
Bedroom Two
Bedroom Three
Shower Room
Driveway
Rear Gardens**

view this property online allenandharris.co.uk/Property/TBG110736



Property Ref:
TBG110736 - 0004

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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