



Cwrt Y Garth

Beddau Pontypridd, CF38 2JH

£175,000

- NO ONWARD CHAIN
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING
- IMMACULATELY PRESENTED
- TWO BEDROOMS
- LOW MAINTENANCE REAR GARDEN

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**** NO ONWARD CHAIN * TWO BEDROOMS * OFF ROAD PARKING * WELL PRESENTED ****

Situated on the popular Manor Chase development in Beddau, this well-presented two-bedroom mid-terrace property offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Ideally positioned within easy reach of the A473 link road, providing convenient access to both the M4 motorway and the A470, the property also benefits from a variety of nearby shops, local amenities and well-regarded schools, including an English-speaking comprehensive school, two English-speaking primary schools and a Welsh-speaking primary school. The accommodation briefly comprises an entrance hallway, fitted kitchen and spacious lounge to the ground floor. Upstairs, the first floor offers a landing, two bedrooms and a contemporary family bathroom. Externally, the property enjoys gardens to both the front and rear, with the added benefit of an off-road parking space to the front.

Tenure: Freehold

Council Tax Band: B

Gross Annual 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 Hallway

UPVC double glazed door to front, plastered walls, textured ceiling, carpet flooring, radiator, opening to kitchen, door to lounge.

Kitchen 7' 9" x 8' 5" (2.37m x 2.56m)

UPVC double glazed window to front, plastered walls, textured ceiling, vinyl flooring, wall and base units with vinyl wrapped worktops and tiled splash backs, stainless steel sink unit with mixer tap, space for washing machine, fridge/freezer and cooker.

Lounge 14' 6" x 12' 3" (4.43m x 3.74m)

Sliding doors to rear garden, plastered walls, textured ceiling, carpet flooring, radiator, door to under stairs storage, stairs to first floor landing.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, loft access, doors to bathroom, fitted storage and two bedrooms.

Bathroom 6' 1" x 6' 4" (1.86m x 1.92m)

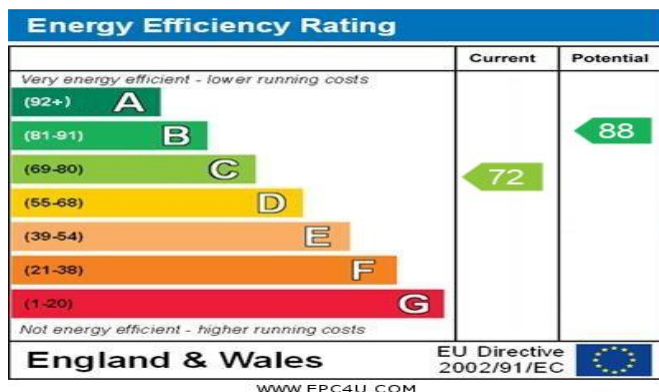
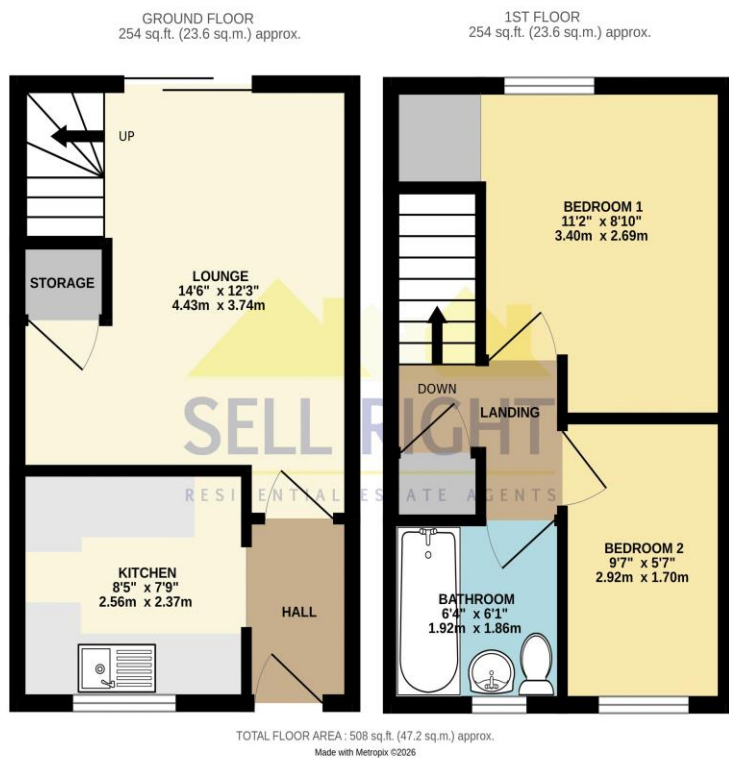
UPVC double glazed window to front, plastered and tiled walls, textured ceiling, vinyl flooring, radiator, panelled bath with over head shower and glass side screen.

Bedroom One 11' 2" x 8' 10" (3.40m x 2.69m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, opening to over stairs storage.

Bedroom Two 9' 7" x 5' 7" (2.92m x 1.70m)

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



DISCLAIMER

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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.