



## Maes Trane

Beddau Pontypridd, CF38 2SF

**£220,000**

- NO ONWARD CHAIN
- THREE BEDROOMS
- CORNER PLOT
- SPACIOUS DETACHED GARAGE
- OFF ROAD PARKING
- SEMI DETACHED

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**\* NO ONWARD CHAIN \* CORNER PLOT \* DETACHED GARAGE \* OFF ROAD PARKING \* THREE BEDROOMS \* CONSERVATORY TO REAR \*\***

Occupying a generous corner plot in the popular Beddau area, this well-proportioned three-bedroom semi-detached home is conveniently located for local amenities, schools and transport links, with easy access to Pontypridd, Talbot Green, Cardiff and the wider road network. Further highlights include excellent outside space, ample off-road parking and a detached garage.

The ground floor comprises an entrance hallway with composite door, spacious lounge/diner, kitchen and conservatory overlooking the rear garden.

Upstairs, a roomy landing provides access to three well-proportioned bedrooms, a family bathroom and separate W.C.

Externally, the property benefits from a patio area to the front, a driveway providing off-road parking for multiple vehicles and access to a detached garage. To the rear is a spacious garden laid with patio and lawn.

- Tenure: Freehold  
Council Tax Band: C  
Gross Annual Council Tax Charge: £2058.14  
Parking: Off Road Via Driveway  
Water - Mains feed  
Electricity - Mains feed  
Sewerage - Connected to public sewer  
Heating - Mains fed gas  
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 window to front, double glazed composite door to front, papered walls and ceiling, carpet flooring, radiator, door to lounge/diner, stairs to first floor landing.

**Lounge/Diner** 22' 10" max x 15' 7" max (6.97m max x 4.75m max)  
UPVC double glazed window to front, double glazed sliding doors to conservatory, papered walls, textured ceiling, carpet flooring, radiator, door to kitchen.

**Kitchen** 10' 6" x 9' 8" (3.20m x 2.94m)  
UPVC double glazed window and door to rear, plastered walls, papered ceiling, vinyl flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, access to under stairs storage.

**Conservatory** 8' 5" x 9' 6" (2.57m x 2.90m)  
Windows and doors to rear garden.

**First Floor Landing**

UPVC double glazed window to side, papered walls and ceiling, carpet flooring, doors to bathroom, W.C, three bedrooms and airing cupboard.

**W.C**  
UPVC double glazed window to side, plastered walls, papered ceiling, vinyl flooring, radiator, W.C.

**Bathroom** 5' 7" x 4' 11" (1.69m x 1.51m)

UPVC double glazed window to rear, plastered walls, papered ceiling, vinyl flooring, radiator, wash hand basin, panelled bath with over head shower.

**Bedroom One** 11' 2" x 10' 9" (3.40m x 3.27m)  
UPVC double glazed window to front, papered walls and ceiling, carpet flooring, radiator.

**Bedroom Two** 9' 10" x 10' 9" (3.00m x 3.27m)  
UPVC double glazed window to front, papered walls, plastered ceiling, carpet flooring, radiator.

**Bedroom Three** 8' 2" x 9' 1" (2.50m x 2.76m)  
UPVC double glazed window to rear, papered walls and ceiling, carpet flooring, radiator.



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**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.