



## Cwrt Y Garth

Beddau Pontypridd, CF38 2JH

**£185,000**

- TWO BEDROOMS
- MODERN KITCHEN
- CONTEMPORARY BATHROOM
- END OF TERRACE
- OFF ROAD PARKING
- AMPLE GARDEN SPACE

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**\*\* END OF TERRACE \* CONTEMPORARY BATHROOM \* OFF ROAD PARKING \* MODERN KITCHEN/DINER \* TWO BEDROOMS \* AMPLE GARDEN SPACE \*\***

Sell Right Estate Agents are pleased to bring to the market this two bedroom terraced property in the popular Manor Chase estate of Beddau. The property is conveniently located by being within close proximity to local schools, amenities and transport links. The ground floor accommodation comprises of a spacious lounge and modern kitchen/diner. The first floor benefits from a landing area which offers access to a contemporary bathroom and two well proportioned bedrooms. Externally the property boasts off road parking and garden space to front aspect as well as an ample sized and private garden to the rear. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: C Gross

Annual Council Tax Charge: £1968.87

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>

**Lounge 14' 5" x 12' 10" (4.40m x 3.91m)**

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to kitchen/diner and fitted storage, stairs to first floor landing.

**Kitchen/Diner 8' 9" x 12' 10" (2.67m x 3.91m)**

UPVC double glazed window and door to rear garden, plastered walls, textured ceiling, vinyl flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor hood, space for washing machine, fridge/freezer and dining table, wall mounted combi boiler.

**First Floor Landing**

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

**Bathroom 6' 2" x 6' 4" (1.89m x 1.92m)**

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

**Bedroom One 11' 11" x 12' 10" (3.62m x 3.91m)**

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

**Bedroom Two 11' 4" x 6' 2" (3.45m x 1.88m)**

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



**DISCLAIMER**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

**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.