



Woodland Road

Beddau Pontypridd, CF38 2SE

Offers in Excess of £200,000

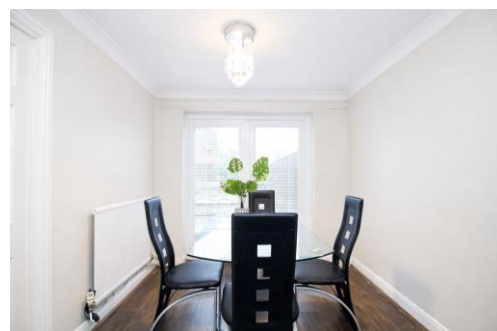
- NO ONWARD CHAIN
- DETACHED GARAGE
- THREE BEDROOMS
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- SPACIOUS LOUNGE

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**** THREE BEDROOMS * AMPLE GARDEN SPACE * DETACHED GARAGE * SPACIOUS LOUNGE * OFF ROAD PARKING * COMBI BOILER ****

Sell Right Estate Agents are proud to present to the market this three bedroom semi detached property in Beddau. The property is conveniently located by being within close proximity to all local amenities and transport links as well as an array of English and Welsh speaking schools. The ground floor accommodation comprises of an entrance porch, hallway, spacious lounge, dining room and kitchen. The first floor benefits from a light landing area which offers access to the bathroom, three bedrooms and loft. Externally the property boasts substantial gardens to the front and rear with ample off road parking space being found at the front. Please contact Sell Right Estate Agents to book your viewing on this property.

Tenure: Freehold

Council Tax Band: B

Annual Gross Council Tax Charge: £1722.75

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 Porch 4' 9" x 5' 7" (1.45m x 1.70m)

UPVC double glazed window and door to front, plastered walls, textured ceiling, tiled flooring, radiator, door to hallway.

Hallway

Plastered walls, textured ceiling, laminate flooring, radiator, door to lounge.

Lounge 13' 7" x 12' 8" (4.15m x 3.85m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to under stairs storage and dining room.

Dining Room 10' 5" x 8' 3" (3.18m x 2.52m)

UPVC double glazed doors to rear, plastered walls, textured ceiling, laminate flooring, radiator, door to kitchen.

Kitchen 10' 5" x 7' 2" (3.18m x 2.18m)

UPVC double glazed windows and door to rear, wood panelled walls, textured ceiling, tiled flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with pull down mixer tap, integrated oven and gas hob with over head extractor fan.

First Floor Landing

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to bathroom and three bedrooms, loft access.

Bathroom 6' 2" x 6' 2" (1.88m x 1.88m)

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

Bedroom One 15' 6" x 9' 4" (4.72m x 2.84m)

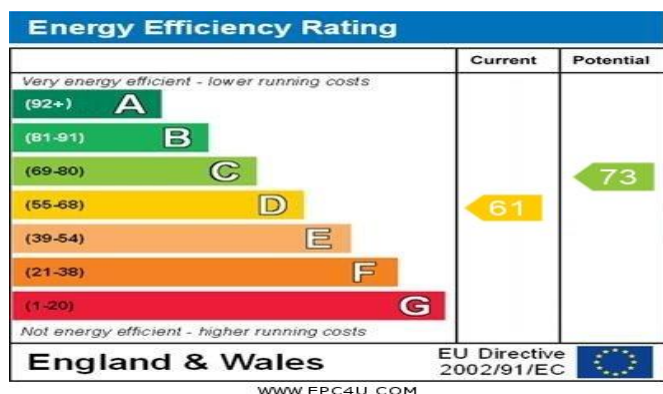
UPVC double glazed window to front, plastered and papered walls, textured ceiling, solid wood flooring, radiator.

Bedroom Two 9' 2" x 9' 4" (2.80m x 2.84m)

UPVC double glazed window to rear, plastered and papered walls, textured ceiling, laminate flooring, radiator, door to built cupboard housing combi boiler.

Bedroom Three 10' 4" x 6' 8" (3.14m x 2.03m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to built in wardrobe.



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.