

FOR SALE

Guide Price £275,000 Freehold



Carshalton Road, Beddau, Pontypridd, Mid Glamorgan. CF38 2LH

- MOVE STRAIGHT INTO THIS STUNNING FAMILY HOME
- IMMACULATE & EXTENDED 3-BED SEMI-DETACHED FAMILY HOME
- SOUTH-FACING - ATTRACTIVELY LANDSCAPED REAR GARDEN
- BESPOKE MODERN KITCHEN/BREAKFAST & DINING ROOM
- EXTENDED GARDEN/SITTING ROOM with ROOF LANTERN
- LIVING ROOM with BAY WINDOW & MULTI-FUEL BURNER/STOVE
- RE-FITTED & MODERN SHOWER ROOM
- OUTDOOR (ROOF-COVERED) SIDE ENCLOSURE with POWER & LIGHTING
- DOUBLE 'BRICK-PAVED' DRIVEWAY
- TENURE: FREEHOLD.
- <https://my.giraffe360.com/3dflp/6g03ss6>



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PROPERTY DESCRIPTION

Welcome to this Immaculate and Extended 3-bedroom Semi-Detached Family Home, Beautifully situated in the sought-after village of Beddau. This delightful property offers an exceptional blend of stylish modern living and charming character throughout, making it the perfect place to call home for families and professionals alike. The property's Tenure is Freehold and presented in immaculate condition, allowing you to move straight in and begin enjoying all that this home and location have to offer. Beddau itself is known for its friendly community feel, local amenities, excellent schools, and convenient transport links, making this an excellent choice for families and commuters. Don't miss the opportunity to make this stunning extended semi-detached house your new family home. Arrange your viewing today and experience first hand the quality, space, and charm that this property provides in one of Beddau's most popular residential areas. WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

SUMMARY

Step inside to discover a warm and inviting living room with a stunning bay window that floods the space with natural light. A focal point of the room is the multi-fuel burner stove, perfect for cozy winter evenings and adding a touch of ambiance to everyday living. The property has been thoughtfully extended to include a generous garden/sitting room complete with a contemporary roof lantern, enhancing the sense of space and bringing the outdoors inside.

The heart of the home lies within the bespoke modern kitchen/breakfast and dining room, where sleek cabinetry and integrated appliances create a stylish, functional space ideal for preparing meals or enjoying family breakfasts. This open and airy area leads seamlessly into the beautifully maintained, south-facing rear garden, which has been attractively landscaped to provide a private and sunny outdoor retreat.

Upstairs, you'll find three well-proportioned bedrooms, each offering ample natural light and flexible living space to suit the needs of your household. The re-fitted and modern shower room has been finished to a high standard, combining contemporary fixtures with elegant design to offer a relaxing and practical bathing area.

Externally, this fantastic home benefits from a double 'brick-paved' driveway providing plenty of off-road parking, while the outdoor side enclosure with roofing offers additional covered space complete with power and lighting — ideal for storage, work projects, or an outdoor seating area regardless of the weather.

Entrance Hall - 6' 3" x 3' 0" (1.91m x 0.91m)

Enter via uPVC D/g Door, Oak Flooring, Radiator, Coved Ceiling, Oak Glazed Door to Living Room and Staircase to the 1st Floor Landing

Living Room - 13' 6" x 12' 5" (4.11m x 3.78m)

Oak Flooring (cont'd), uPVC D/g Bay Window to Front, Multi-Fuel Stove/Burner with Feature Marble Mantle Surround, Radiator, Coved Ceiling, Oak Door to Understair Storage Cupboard, Oak Glazed Door to Kitchen/Breakfast/Dining Room.

Kitchen/Breakfast & Dining Room - 15' 9" x 10' 5" (4.80m x 3.17m)

Oak Flooring (cont'd), Modern Bespoke Kitchen with Matching Wall & Base Units and Integrated Appliances including: Fridge-Freezer, Dishwasher, 5x Ring Gas Hob, Extractor Hood Over, Electric Fan Assisted Oven and Grill Above. Work Surfaces with Breakfast Bar Over Base Cupboards, Stainless Steel Sink, Half Bowl and Drainer with Mixer Tap, uPVC D/g Window Overlooks the Patio and Rear Garden, Modern Vertical Bar Radiator, Inset Spotlights to Ceiling with Underlighting to the Wall Cupboards. OPEN-PLAN to the Extended Garden/Sitting Room,

EXTENDED Garden/Sitting Room - 11' 0" x 7' 4" (3.35m x 2.24m)

Tiled Flooring, uPVC D/g Window Overlooks the Rear Garden, uPVC D/g French patio Doors Open Onto the Patio and Rear Garden, Inset Spotlights to Ceiling.

Staircase to 1st Floor Landing - 7' 7" x 6' 3" (2.31m x 1.91m)

Quality Fitted Carpet to Staircase & Landing, uPVC D/g Obscured Window to Side, Enlarged Hatch to Insulated & Boarded Loft via Attached Fold Down Wooden Ladders. Doors to Bedrooms 1, 2, 3 & the Stunning Shower Room Suite.

Loft & Office

Fully Boarded Flooring, Large Storage Room which Houses the Newly Fitted BAXI 800 Combi-Boiler and a Door to an Office with a Velux D/g Rear Facing Window and Radiator. PowerPoints & Lighting Also Present.

Bedroom 1 - 14' 10" x 8' 9" (4.52m x 2.67m)

Laminate Flooring, uPVC D/g Window to Front, Radiator, Coved Ceiling. 2x Sliding Doors to Fitted Wardrobe.

Bedroom 2 - 9' 2" x 9' 1" (2.79m x 2.77m)

Laminate Flooring, uPVC D/g Windows with Panoramic Views Over The Garth Mountain, Radiator, Fitted Bedroom Furniture includes: Fitted Wardrobe, Drawers and Overhead wall Mounted Cupboards, 2x Doors to a Further Fitted Wardrobe.

Bedroom 3 - 10' 6" x 11' 0" (3.20m x 3.35m)

Stripped & Varnished Floorboards, uPVC D/g Window to Front & Radiator.

Shower Room Suite - 6' 4" x 6' 1" (1.93m x 1.85m)

A Stunning & Modern Shower Room, including an Open Double Modern Shower Unit with Black Rainfall & Handheld Showerheads Powered by a Mixer Thermostatic Shower, Close-Coupled W.c with Wash Hand Basin to Side and Mixer Tap in Black, Towel/Ladder Radiator in Grey, uPVC D/g Obscure Windows to Rear, Inset Spotlights to Ceiling and 3/4 Tiled Walls.

Outside Rear

Side Enclosure (See Below)

Includes a Wood Store, A Utility Room and a Large Storage Area which can be Utilised for various Functions

Wood Store

Roof Covered & Enclosed.

Utility Room - 10' 7" x 4' 6" (3.23m x 1.37m)

Houses Washing Machine & Under Counter Freezer, Worktop Over, Wall Mounted RCD Consumer Unit and PowerPoints.

Storage Area - 18' 7" x 8' 4" max (5.66m x 2.54m max)

Roof Covered, Wall & Base Units, with Worktop Over, Lighting and Double Gates to Front.

SOUTH-FACING - Landscaped Rear Garden

Natural Stone Patio Leading to a Large Lawn with Attractive Slate Chipping & Shrubbled Borders and a Mature Tree. Wood Panel Potting/Storage Shed to the Rear of the Garden. The Garden is Enclosed by Feather Edge Fencing.



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Off Street. Private.

Heating Sources: Double Glazing. Gas Central.
Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access. Step free access.

EPC Rating: D (65)

Has the property been flooded in last 5 years?

No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 5 Mbps

Superfast - 147 Mbps

Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky - Virgin -

Construction Type

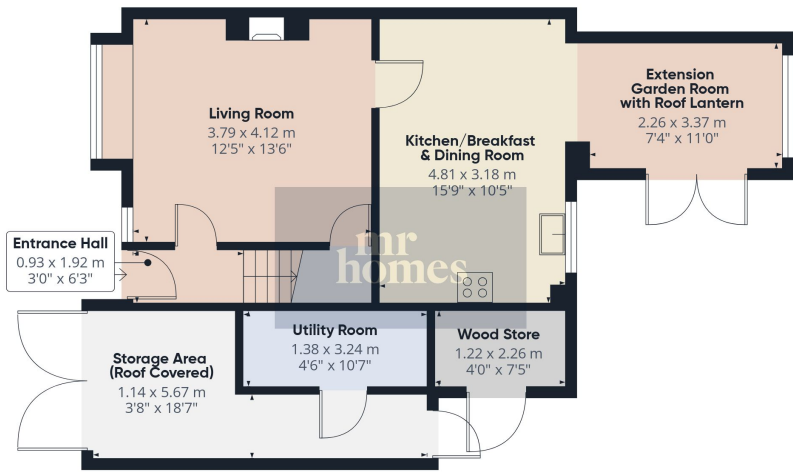
Standard Brick Construction

Existing Planning Permission

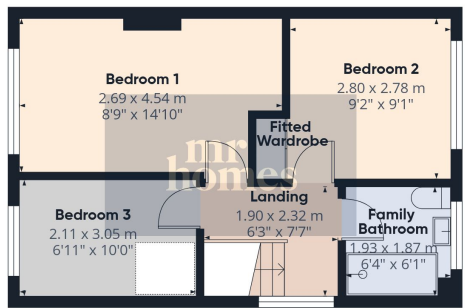
Planning Permission & Building Regulations Available for the Extension



FLOORPLAN & EPC



Ground Floor



1st Floor



Approximate total area^m
93.2 m²
1004 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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