

Heol Y Coed, Beddau, Pontypridd. CF38 2HY

£235,000 Freehold

FOR SALE



Dylan Davies Estate Agents  
8, Main Road, Church Village, Pontypridd, CF38 1SB



**DYLAN DAVIES**  
Estate & Letting Agents

01443 808 808  
info@dylandavies.co.uk

## PROPERTY DESCRIPTION

**\*\*RENOVATED / MODERNISED THROUGHOUT\*\***

**\*\*TWO DOUBLE BEDROOMS\*\***

**\*\*MODERN FITTED KITCHEN\*\***

GOOD OPPORTUNITY TO PURCHASE THIS SPACIOUS AND MODERNISED SEMI DETACHED BUNGALOW, LOCATED ON A QUIET CUL DE SAC POSITION WITHIN BEDDAU. THE PROPERTY HAS BEEN RENOVATED BY THE CURRENT VENDORS TO A MODERN AND NEUTRAL STANDARD - MAKING IT EASY FOR ANY BUYER TO MOVE IN AND ADD THEIR OWN TOUCHES.

The internal accommodation of the property comprises; entrance hallway, lounge / diner, kitchen, two double bedrooms and a family bathroom.

The property also benefits from a log burner in the lounge, plus a combi boiler.

We also find double doors leading from the lounge / diner and another set of double doors from the master bedroom - perfect to be left open during the summer months.

The rear of the property has also had a makeover, and offers a low maintenance feel for ease of use.

There is also a side driveway and pretty front garden.

The property sits on a quiet cul de sac and is conveniently located for local schools and shops. Excellent transport links are also close by - including the Church Village by-pass and A470 junction.

**\*\*MUST BE VIEWED\*\***

RCT COUNCIL TAX BAND 'C' - £1,772.07

## FEATURES

- RENOVATED BUNGALOW
- TWO DOUBLE BEDROOMS
- EXCELLENT CONDITION THROUGHOUT
- SPACIOUS LOUNGE with LOG BURNER
- MODERN FITTED KITCHEN & BATHROOM
- GENEROUS LOW MAINTENANCE GARDEN
- CUL DE SAC POSITION
- COMBI BOILER & UPVC DOUBLE GLAZING
- LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS



## ROOM DESCRIPTIONS

### **ENTRANCE HALLWAY ('L' Shaped)**

9' 8" max x 11' 3" max (2.95m x 3.43m)

### **LOUNGE / DINER**

10' 9" x 18' 0" (3.28m x 5.49m)

### **KITCHEN**

9' 5" x 9' 6" (2.87m x 2.90m)

### **BEDROOM ONE**

10' 9" x 13' 11" (3.28m x 4.24m)

### **BEDROOM TWO**

8' 10" x 10' 10" (2.69m x 3.30m)

### **FAMILY BATHROOM**

6' 4" x 6' 8" (1.93m x 2.03m)

### **EXTERNAL**

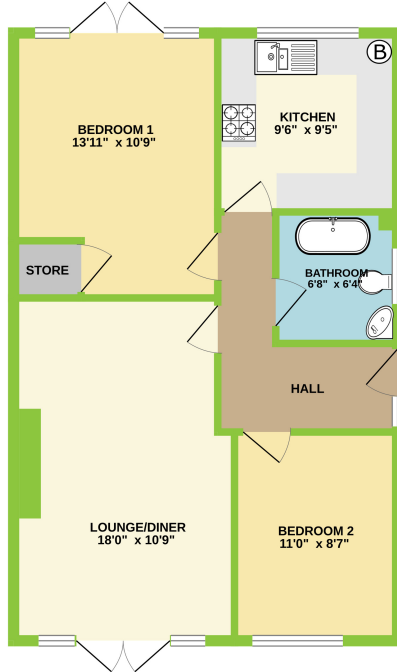
**ENCLOSED and LOW MAINTENANCE REAR  
GARDEN**

**FRONT GARDEN and DRIVEWAY**



# FLOORPLAN & EPC

GROUND FLOOR  
638 sq.ft. approx.



TOTAL FLOOR AREA: 638 sq.ft. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 12/2023



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC 