



**Heol Seward,
Beddau CF38 2SR**

- EPC Rating: E
- No Chain
- Good Size Plot
- Two Double Bedrooms
- Driveway Parking





About The Property

Peter Alan Talbot Green are pleased to present to the market this two bedroom property in the heart of Beddau, set on a larger than average plot. The property is positioned in an ideal location within walking distance to local shops, schools and other amenities and is also just a short drive away from Talbot Green Retail park which offers an array of shops and restaurants. The property boasts ample outside space with a side and rear garden which offer great potential for a detached garage, double storey extension or an additional dwelling (subject to any relevant planning permission.)

Internally you will find; entrance hallway with staircase leading to first floor. Living room and kitchen/dining room provides space for a dining table and chairs. To the first floor you will find two double bedrooms and a family bathroom suite.

Outside the property offers off road parking to the side with pathway leading to the rear garden. A larger than average rear and side garden offer a private and enclosure heaps of potential. Must be seen to be appreciated.

Accommodation

Entrance Hallway

Enter into hallway. Access to living room. Staircase leading to first floor.

Living Room

13' 2" x 14' 8" (4.01m x 4.47m)
Window to front. Access to kitchen/dining room.

Kitchen/ Dining Room

14' 9" x 8' 1" (4.50m x 2.46m)
Fitted with a range of base and eye level units with worktops over. Free standing electric oven with gas hob and cooker hood. Inset stainless steel sink unit plus drainer. Space for a fridge/freezer, washing machine and dishwasher. Space for dining table and chairs. Two windows to rear. Door leading to rear garden.

Landing

Window to side. Access to all first floor rooms.

Master Bedroom

11' 10" x 10' 10" (3.61m x 3.30m)
Window to front. Airing cupboard housing boiler and tank.

Peter Alan - Talbot Green

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Bedroom Two
9' 10" x 8' 8" (3.00m x 2.64m)
Window to rear.

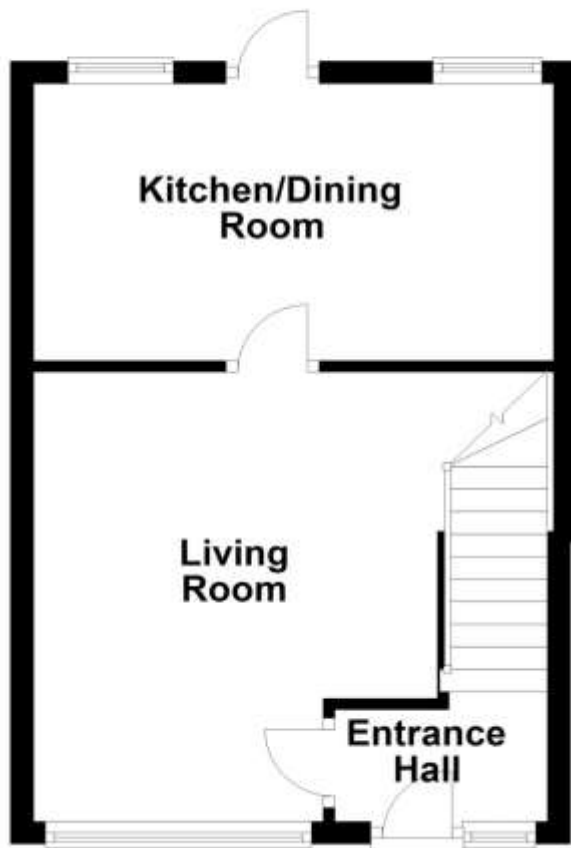
Bathroom
Fitted with three piece bathroom suite comprising bath with electric shower over, WC and wash hand basin. Obscure window to rear.

Outside
Larger than average lawned front garden with steps leading up to the property. Side gate leads you to a larger than average rear and side garden, currently offering a combination of both paved and lawned areas. Green house to remain. Ample space for a detached garage or double storey extension subject to planning permission. Driveway to the side.

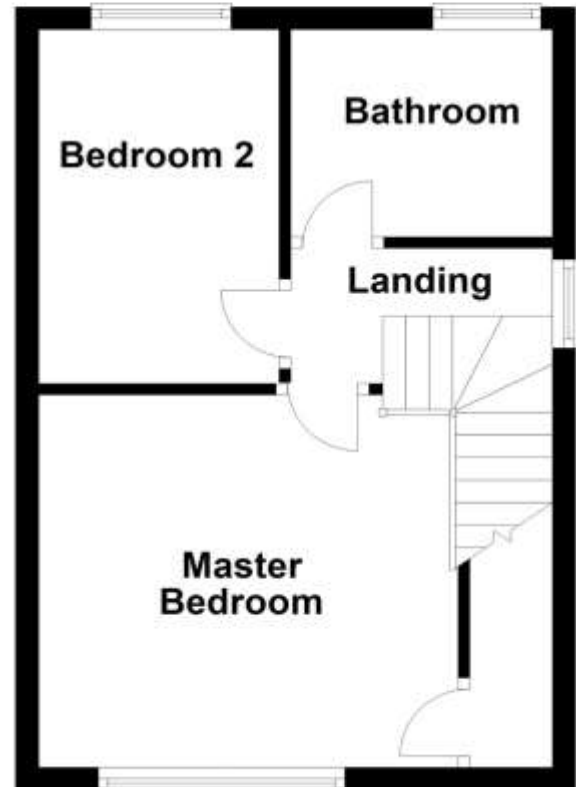
Council Tax
B

Schools And Catchments
Welsh Primary School - YGG Castellau
English Primary School - Llwynrwn Primary
Welsh Secondary School - YG Garth Olwg
English Secondary School - Bryncelynnog

Ground Floor



First Floor



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.