



Carlton Crescent

Beddau Pontypridd, CF38 2RS

£265,000

- THREE BEDROOMS
- CONSERVATORY TO REAR
- DETACHED GARAGE
- MODERN KITCHEN/DINER
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING

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** MODERN KITCHEN/DINER * CONSERVATORY TO REAR * STYLISH BATHROOM * DETACHED GARAGE * THREE BEDROOMS **

Situated on the popular Gwaunmiskin estate in Beddau, this beautifully presented three-bedroom semi-detached home offers spacious and modern accommodation, ideally positioned within easy reach of local amenities, transport links and a choice of English and Welsh-medium schools.

Tastefully updated by the current owners in recent years, the property benefits from a modern kitchen, stylish bathroom and a new heating system, all installed in 2025. The ground floor comprises an entrance hallway, comfortable lounge, contemporary kitchen/diner and conservatory overlooking the rear garden. Upstairs, the landing provides access to three well-proportioned bedrooms and a modern family bathroom.

Externally, the property enjoys generous garden space to both the front and rear, together with off-road parking to the front and a detached garage to the rear. A fantastic family home in a sought-after and convenient location.

- Tenure: Freehold
Council Tax Band: C
Gross Annual Council Tax Charge: £2058.14
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 Hallway

UPVC double glazed window and door to front, plastered walls, textured ceiling, laminate flooring, radiator, stairs to first floor landing, door to lounge.

Lounge 13' 2" x 10' 9" (4.02m x 3.27m)

Double glazed window to front, plastered and papered walls, textured ceiling, laminate flooring, radiator, opening to kitchen/diner.

Kitchen/Diner 10' 10" x 16' 11" (3.30m x 5.15m)

UPVC double glazed window to side, sliding doors to conservatory, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor fan.

Conservatory 8' 2" x 15' 2" (2.48m x 4.62m)

UPVC double glazed windows and doors to rear, plastered walls, textured ceiling, laminate flooring, door to storage cupboard housing combi boiler.

First Floor Landing

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

Bathroom 6' 2" x 7' 6" (1.87m x 2.28m)

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

Bedroom One 12' 11" x 10' 2" (3.93m x 3.10m)

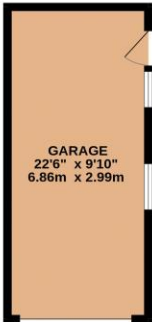
Double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to built in storage.

Bedroom Two 11' 5" x 9' 3" (3.47m x 2.81m)

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

Bedroom Three 9' 9" x 6' 7" (2.97m x 2.01m)

Double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to built in storage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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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.