



26 Bedw Road, Pontypridd



An older style bay fronted semi detached house located in the village of Cilfynydd. The accommodation comprises of entrance hall, lounge/diner, kitchen, utility/WC, two double bedrooms and first floor bathroom. There is a paved forecourt and rear garden with garage. The property benefits from gas combination central heating and double glazing. Can be furnished or unfurnished.

£495 Per calendar month Freehold

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		49	59	(39-54) E	45	55	
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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Entrance hall

Double glazed entrance door, radiator, staircase to first floor.

Lounge/diner 25'1 into bay x 11'10 max 11'1 min (7.65m into bay x 3.61m max 3.38m min)

Double glazed bay window to front, double glazed window to rear, two radiators, coved ceiling, fireplace with fitted gas fire.

Kitchen/breakfast room 12'0 x 8'2 (3.66m x 2.49m)

Stainless steel sink unit, base and wall cupboards with tiled splash backs, gas cooker point, radiator, coved ceiling, understairs cupboard, double glazed window to side.

Lobby

Radiator, double glazed window and door to side.

Utility/WC

WC, wash hand basin, space for washing machine, double glazed window to rear.

First floor landing

Storage cupboard.

Bedroom 1 15'2 x 10'9 (4.62m x 3.28m)

Two double glazed windows to front, radiator, fitted wardrobes.

Bedroom 2 11'2 x 9'4 (3.40m x 2.84m)

Double glazed window to rear, radiator, attic access.

Bathroom 11'11 x 9'2 (3.63m x 2.79m)

Panelled bath with shower mixer taps, wc, wash hand basin, bidet, tiled shower cubicle, part tiled walls, radiator, cupboard with wall mounted gas combination boiler, double glazed window to side.

Outside

Elevated paved forecourt. Paved rear garden with garage (16'8 x 13'7).

GENERAL INFORMATION

DIRECTIONS

TENURE

The vendors advise the property to be Freehold. Hoskins Johnson would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale.

Hoskins Johnson have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991: These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Johnson branch for advice or confirmation on any points.

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