

**Hilltop Crescent, The Common, Pontypridd, CF37 4AD**  
**£399,950**



- **Fantastic Views**
- **Extended**
- **Superb Family Home**
- **Sought After Location**
- **Modern Fitted Kitchen**
- **South-East Facing**
- **Off-Road Parking and Garage**
- **Generous Living Space**
- **EPC Rating D**

# Description...

James Douglas are thrilled to welcome this extended four bedroom detached property to the market, being set in the ever popular area of The Common, Pontypridd. This property is perfect for any prospective buyer looking for that perfect family home. In brief terms the accommodation comprises an entrance hallway, WC, living room, dining room, modern and refurbished kitchen and conservatory all on the ground floor. Upstairs there are three double bedrooms, a good sized single bedroom, en-suite to bedroom one and a family bathroom. Mains gas fired central heating (Worcester combi boiler) and UPVC double glazed windows and doors throughout (composite front door). Off-road parking for multiple vehicles and an integral garage to the front. The front garden is complemented by a concrete base, real grass, trees and shrubbery. Side access on both sides. South-east facing multi tier rear garden space complemented by real grass, decking, trees and shrubbery. Fantastic views to the front and side, especially from the top tier of the garden. EPC D. Council tax band E.

**\*\*FANTASTIC VIEWS PANORAMIC TO FRONT AND SIDE\*\***

**\*\*WELL PRESENTED & MODERN THROUGHOUT\*\***

**\*\*BEAUTIFULLY EXTENDED\*\***

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS EXTENDED FOUR BEDROOM DETACHED PROPERTY - LOCATED IN THE SMALL VILLAGE OF 'THE COMMON', PONTYPRIDD. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

**\*\*INTEGRAL GARAGE TO FRONT\*\***

**\*\*HIGHLY SOUGHT AFTER LOCATION\*\***

**\*\*3D WALK THROUGH TOUR AVAILABLE\*\***

Hilltop Crescent is within walking distance and within a couple of minutes drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Coedpenmaen County Primary School & Trallwng Primary School with the local high school being Pontypridd High School. There is also a useful mainline railway in Pontypridd town centre. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information  
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Tenure: Freehold  
EPC: D

# Accommodation...

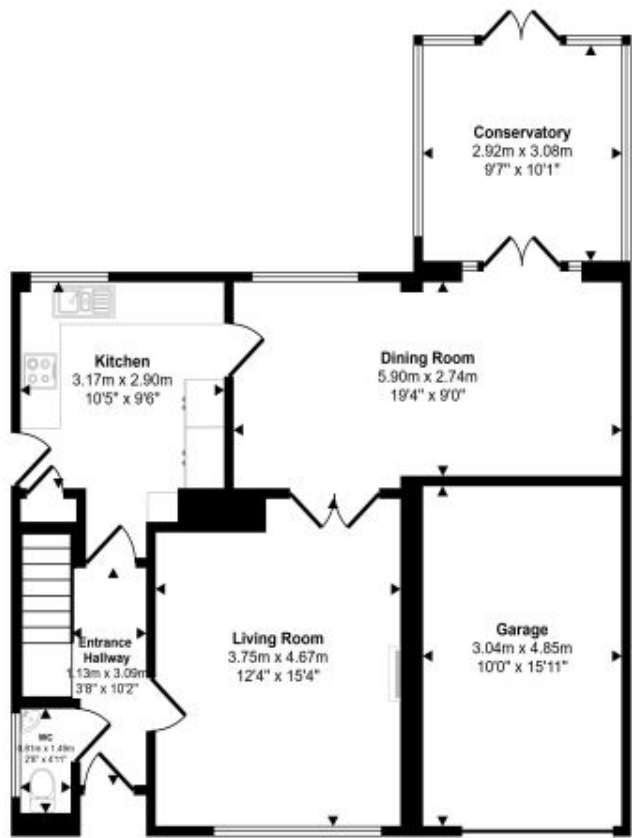
- Entrance Hallway
  - WC
  - Living Room
  - Kitchen
  - Dining Room
  - Conservatory
  - Landing
- Bedroom One
  - En-suite
  - Bedroom Two
  - Bedroom Three
  - Bedroom Four
  - Family Bathroom
  - Outside
  - Directions



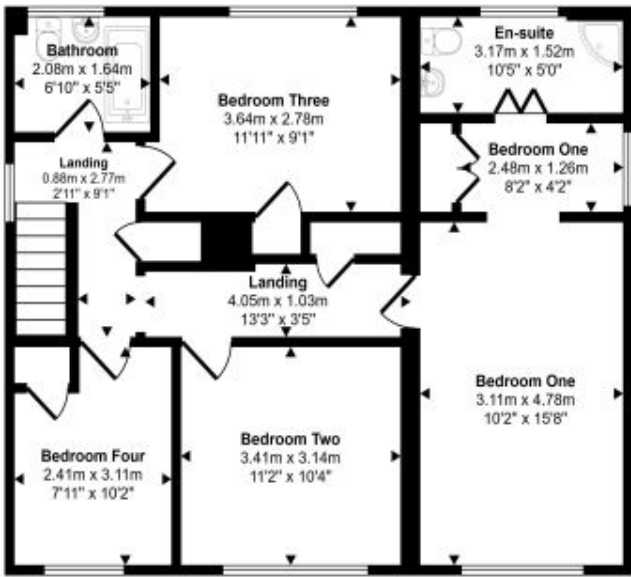


# Floorplan

Approx Gross Internal Area  
153 sq m / 1652 sq ft



Ground Floor  
Approx 80 sq m / 862 sq ft



First Floor  
Approx 73 sq m / 790 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

