



## Quarry Hill Close

Maesycod Pontypridd, CF37 1JQ

**£149,950**

- TWO BEDROOMS
- OFF ROAD PARKING
- GARAGE
- END OF TERRACE
- CORNER PLOT
- MODERN KITCHEN

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**\*\* TWO BEDROOMS \* VIEWS TO REAR \* OFF ROAD PARKING \* DESIRED LOCATION \* GARAGE \* CORNER PLOT \*\***

Sell Right Estate Agents are proud to present to the market this spacious two bedroom terraced property in the ever desirable Maesycoed area of Pontypridd. The property's elevated position allows for breath-taking and panoramic views of the surrounding area to the rear. The lower ground floor comprises of an entrance hallway and a spacious garage. The upper ground floor benefits from an entrance hallway, spacious lounge/diner and a modern kitchen. The second floor features a landing area which offers access to the bathroom, two bedrooms and the loft. Owing to its corner plot, the property boasts substantial grounds to the front, rear and side whilst showcasing off road parking via a driveway to the rear. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold

Council Tax Band: B

Gross Annual Council Tax Charge: £1652.88

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>

**Lower Ground Floor Hallway**

UPVC double glazed door to rear, plastered walls, textured ceiling, laminate flooring, radiator, stairs to upper ground floor.

**Upper Ground Floor Hallway**

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

**Lounge 21' 9" x 11' 11" (6.64m x 3.64m)**

UPVC double glazed window to rear, plastered walls and ceiling, laminate and carpet flooring, radiator, opening to kitchen.

**Kitchen 6' 0" x 7' 11" (1.83m x 2.41m)**

UPVC double glazed window to front, plastered walls and ceiling, vinyl flooring, base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integrated fridge, oven and hob.

**Second Floor Landing**

Plastered walls, textured ceiling, laminate flooring, doors to over stairs storage, bathroom and two bedrooms.

**Bathroom 6' 3" x 4' 9" (1.90m x 1.45m)**

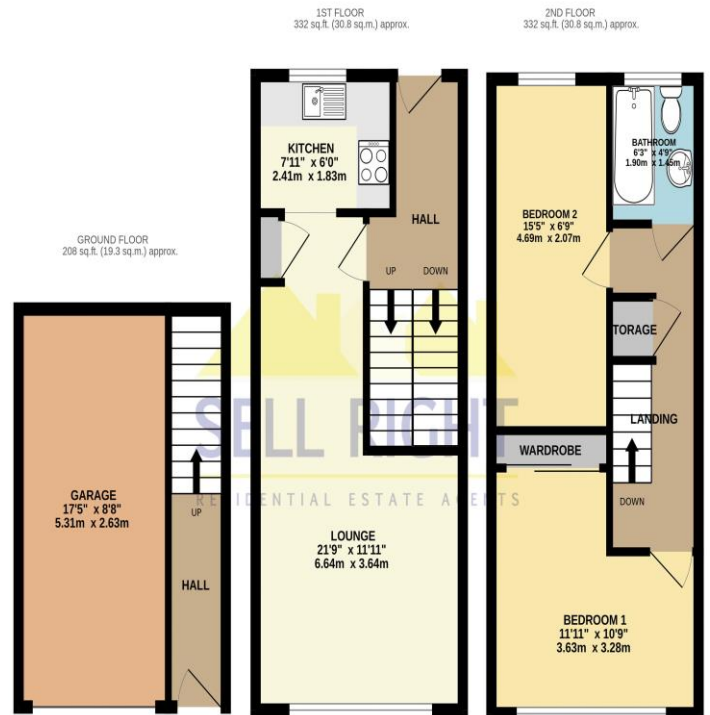
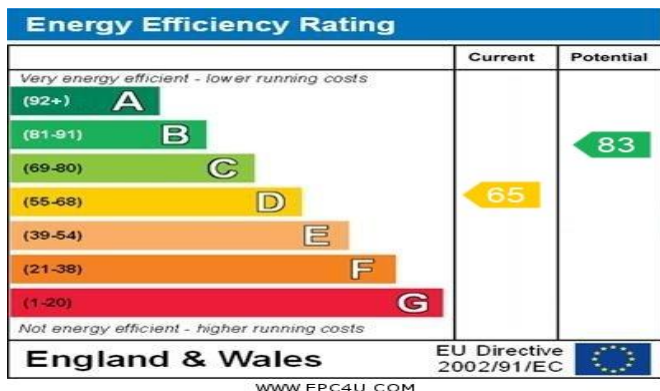
UPVC double glazed window to front, tiled walls, textured ceiling, vinyl flooring, chrome towel rail radiator, W.C, wash hand basin, panelled bath with over head shower.

**Bedroom One 10' 9" x 11' 11" (3.28m x 3.63m)**

UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, radiator, doors to fitted wardrobes.

**Bedroom Two 15' 5" x 6' 9" (4.69m x 2.07m)**

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 sq.m.) 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.

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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.