



**Maywood, Pontyclun CF72 9PZ**

**welcome to**

## **Maywood, Pontyclun**

With Stunning South Facing Gardens, Garage And Generous Internal Accommodation, This Tastefully Presented Link Semi-Detached House Is Sure To Impress!

### **Entrance Hall**

Via double glazed door and windows, built in storage, split level for ground floor and first floor

### **Reception Room One**

13' 5" widest x 13' 3" widest ( 4.09m widest x 4.04m widest )

Double glazed window to front aspect, radiator, electric fire, opening to reception room two

### **Reception Room Two**

9' 4" widest x 8' widest ( 2.84m widest x 2.44m widest )

Double glazed doors to rear garden, access to kitchen

### **Kitchen**

9' 4" widest x 8' 2" widest ( 2.84m widest x 2.49m widest )

Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, oven and gas hob with cooker hood, space for appliances, radiator, double glazed window to rear and double glazed door to garden

### **Cloakroom - W/C**

Comprising low level w/c, vanity wash basin, extractor fan, radiator

### **Bedroom One**

12' 10" widest x 10' 6" widest ( 3.91m widest x 3.20m widest )

Double glazed window to front aspect, radiator

### **Bedroom Two**

10' 1" widest x 9' 9" widest ( 3.07m widest x 2.97m widest )

Double glazed window to rear aspect, radiator

### **Bedroom Three**

8' 5" widest x 6' 5" widest ( 2.57m widest x 1.96m widest )

Double glazed window to rear aspect, radiator

### **Bathroom**

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Obscure double glazed window and heated towel rail

### **Driveway**

#### **Rear Gardens**

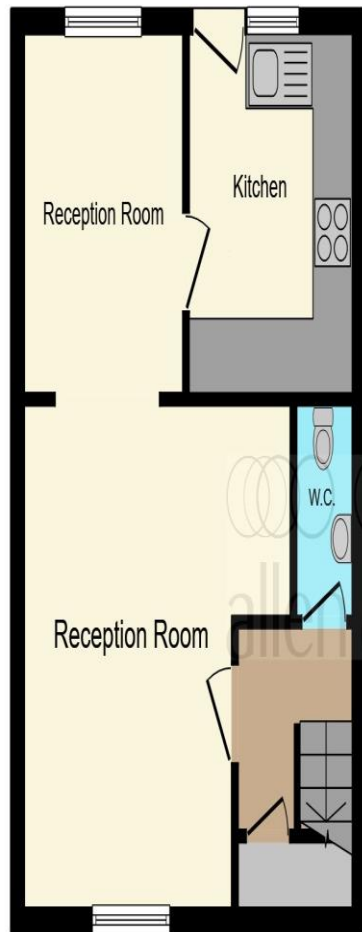
Laid partly to lawn, paved seating area, flower beds, boundary fences, greenhouse and shed

### **Garden Room**

9' x 9' ( 2.74m x 2.74m )

With mains power, electric and wi-fi





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Maywood,**  
**Pontyclun**

- Spacious Link Semi-Detached House In A Peaceful Cul-De-Sac
- Two Reception Rooms (Open Plan)
- Separate Kitchen With Some Fitted Appliances
- Three Well-Proportioned Bedrooms
- First Floor Bathroom And Additional Ground Floor W/C

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

**£250,000**



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