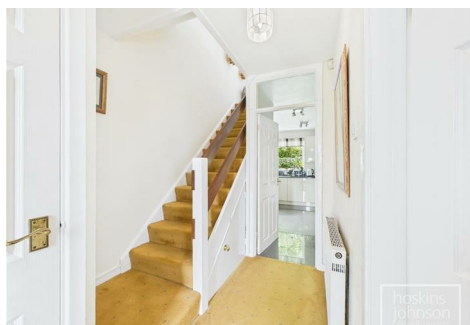




## **16 Hilltop Crescent, Pontypridd, CF37 4AD**

**£399,950**

Nestled in the desirable location of Hilltop Crescent in The Common, this extended detached family home offers a perfect blend of comfort and style. With stunning views that enhance the charm of the property, it is situated just minutes away from the bustling Town Centre and lovely park, making it an ideal spot for families and professionals alike.

The house boasts four spacious bedrooms, providing ample space for family living or guests. The two generously sized reception rooms & conservatory are perfect for entertaining or relaxing, allowing for a versatile living experience. The layout of the home is designed to cater to modern family needs, ensuring that everyone has their own space.

For those with vehicles, the property features a driveway & garage that accommodates up to three cars, providing convenience and ease of access. The combination of its prime location, spacious interiors, and practical amenities makes this home a rare find in the area.

Whether you are looking to settle down in a vibrant community or seeking a peaceful retreat with breathtaking views, this property is sure to impress. Don't miss the opportunity to make this delightful house your new home.



### Entrance Hall



Composite double glazed entrance door, radiator, staircase to first floor, understairs storage cupboard

### Cloaks/WC



White two piece suite comprising of wc, wash hand basin, part tiled walls, tiled floor, radiator, double glazed window to side.

### Lounge 15'7" x 12'6" (4.75 x 3.82)



Double glazed window to front, radiator, coved ceiling, fireplace with flame effect electric fire, double doors leading to sitting/dining room.

### Living/Dining Room 19'8" x 9'1" (6.01 x 2.78)



Double glazed window to rear, two radiators, coved ceiling, glazed double doors leading to conservatory.

### Conservatory 10'3" x 9'4" (3.13 x 2.86)



Double glazed french doors and windows leading to the rear garden, two radiators, tiled floor.

### Kitchen 10'5" x 9'8" (3.18 x 2.96)



Attractively fitted Leekes kitchen with cream gloss base and wall cupboards with contrasting quartz work tops and up stands, inset sink, ceramic hob with extractor hood above, spilt level double oven, integral fridge & freezer, space for washing machine & dishwasher, tiled floor, storage cupboard, double glazed window to rear, double glazed stable door to side.

### First Floor Landing



Double glazed window to side, attic access, airing cupboard with gas combi boiler, storage cupboard.

### Bedroom 1 15'10" x 10'5" (4.83 x 3.19)



Double glazed window to front, radiator, coved ceiling.

### Dressing Area



Double glazed window to side, fitted double wardrobe.

### En-suite Shower Room



Modern refitted suite comprising large corner shower cubicle, wc, wash hand basin, tiled walls and floor, ceiling spotlights, chrome heated towel rail, double glazed window to rear.

### Bedroom 2 11'11" x 9'2" (3.65 x 2.81)



Double glazed window to rear, radiator, coved ceiling.

### Bedroom 3 11'1" x 10'4" (3.40 x 3.15)



Double glazed window to front, radiator.

### Bedroom 4 10'4" x 8'1" (3.17 x 2.47)



Double glazed window to front, radiator, storage cupboard.

### Bathroom/WC



Three piece suite comprising of panelled bath with shower over, wc, wash hand basin, tiled walls, radiator, double glazed window to rear.

## Outside

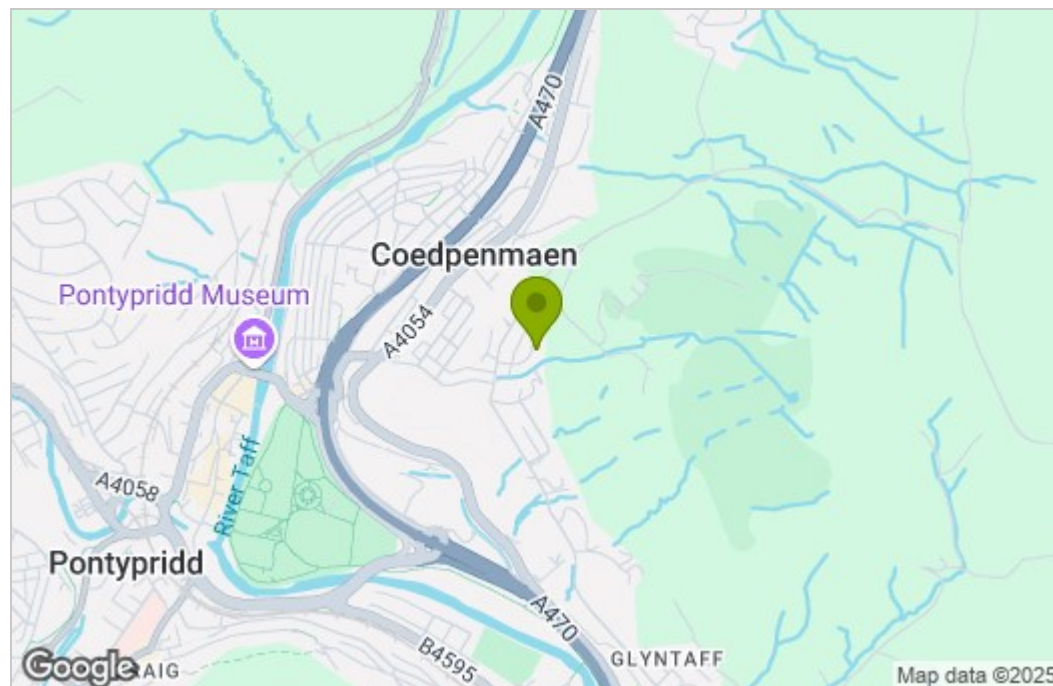


Open plan front garden with lawn and driveway providing off road parking and giving access to single garage (4.84 x 3.17) with power and light.

Side pedestrian access with cold water tap, leads to an enclosed garden with large decked, seating area and terraced lawned areas.



## Area Map



| Energy Efficiency Rating                                                                                                                                                                                                                                                                                                           |  | Current                    | Potential                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>                                       |  | 65                         | 74                                                                                    |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |  | EU Directive<br>2002/91/EC |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  |                            |                                                                                       |
|                                                                                                                                                                                                                                                                                                                                    |  | Current                    | Potential                                                                             |
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |  | 1                          | 1                                                                                     |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |  | EU Directive<br>2002/91/EC |  |

22 Market Street, Pontypridd, CF37 2ST  
Tel: 01443 404093 Email: [pontypridd@hoskinsjohnson.co.uk](mailto:pontypridd@hoskinsjohnson.co.uk) [www.hoskinsjohnson.co.uk](http://www.hoskinsjohnson.co.uk)