

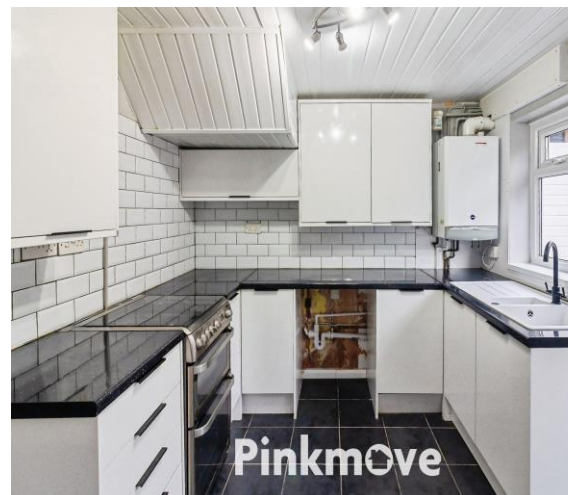


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## Quantock Close

**Guide Price £180,000 to £190,000**

- Offered with No Onward Chain
- Parking Available to the Rear of the Property
- Close to Schools, Shops and Amenities
- Lovely Views of Surrounding Hillside from the Front of the Property
- Modern Kitchen and Bathroom
- Excellent Transport Links
- EPC Rating: C



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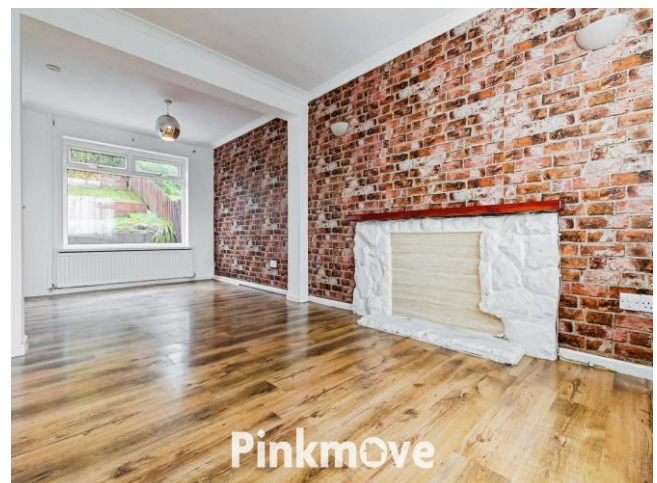
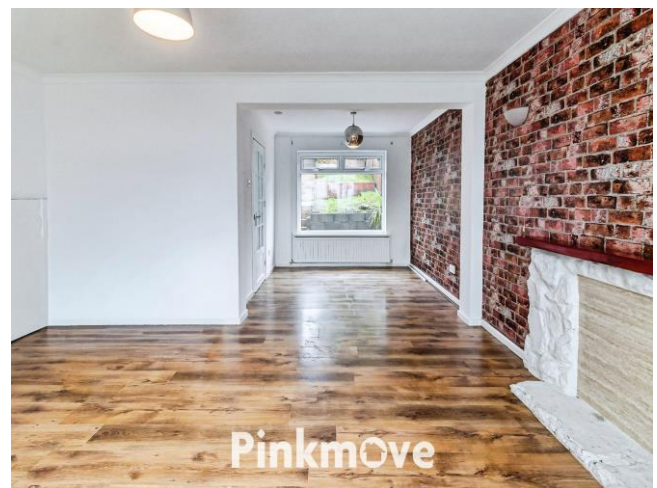
## About the property

Offered with no onward chain, this terraced property presents an excellent opportunity for buyers seeking a spacious and versatile home. It features three generously proportioned bedrooms, providing ample room for a growing family, guests, or a dedicated home office. The layout is enhanced by a well-appointed modern bathroom.

At the heart of the home lies a sizeable reception room, a welcoming space ideal for relaxing or entertaining. The kitchen is thoughtfully designed offering a practical and functional area for meal preparation.

To the rear of the property, a tiered garden provides a delightful outdoor retreat, with areas suited for gardening, leisure, and alfresco enjoyment. Parking is also available, adding further practicality to the home.

The location is well-served by local amenities, including Morrisons supermarket, Alco Minimarket, and a variety of restaurants and cafés. Families will appreciate the proximity to several well-regarded schools, such as Risca Primary School (approximately 1.1 miles), Ty Sign Primary School (approximately 0.6 miles), Ty Isaf Infant & Nursery School (approximately 0.6 miles), and Risca Community Comprehensive School (approximately 0.4 miles). Excellent transport links further enhance the appeal, making commuting and travel straightforward.







## Accommodation

### Living/Dining Room

20' 11" x 13' 3" ( 6.38m x 4.04m )  
Max Measurements

### Kitchen

9' 7" x 8' 11" ( 2.92m x 2.72m )

### Bathroom

5' 10" x 8' 3" ( 1.78m x 2.51m )

### Bedroom 1

11' 6" x 10' 7" ( 3.51m x 3.23m )

### Bedroom 2

9' 2" x 9' 7" ( 2.79m x 2.92m )

### Bedroom 3

8' 2" x 7' 5" ( 2.49m x 2.26m )

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## Floorplan

### Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



### First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



**Total area: approx. 71.3 sq. metres (767.6 sq. feet)**  
**27 Quantock Close**

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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