



Orchard Grove

Rhigos, Aberdare, CF44 9XJ

£234,995



- ** ATTRACTIVE WELL PRESENTED SPACIOUS 3 BEDROOM DETACHED HOUSE
- ** SOUGHT AFTER SEMI-RURAL VILLAGE LOCATION
- ** WITHIN EASY ACCESS OF WATERFALL COUNTRY ALONG WITH THE NEW ZIP WORLD ATTRACTION
- ** AMPLE OFF ROAD PARKING ELECTRIC CAR POINT LANDSCAPED EASY MAINTAINED PRIVATE REAR GARDEN
- ** SMALL CUL-DE-SAC OF JUST 4 HOUSES
- ** EXCEPTIONAL COUNTRY WALKS, RHIGOS PRIMARY SCHOOL WITH GOOD ROAD LINKS ACCESS TO SWANSEA
- ** ENTRANCE HALL, DOWNSTAIRS CLOAKROOM , LOUNGE, FITTED KITCHEN/DINER
- ** UPSTAIRS MODERN BATHROOM, 3 BEDROOMS,
- ** GAS CENTRAL HEATING ** DOUBLE GLAZED WINDOWS AND DOORS.



Entrance Hall

Upvc double glazed front door. Radiator. Stairs to first floor. Tiled floor.

Cloakroom

Upvc double glazed window to front aspect. Vanity style wash hand basin. W.C., tiled floor, radiator.

Lounge 13'10 x 14'2 (4.22m x 4.32m)

upvc double glazed window to front aspect. Tiled floor. Fire surround with electric fire.

Fitted kitchen/diner 12'6 x 17'1 (3.81m x 5.21m)

With a modern range of wall and base units incorporating gas hob and electric oven, extractor hood, provision for plumbed in washing machine, radiator, upvc double glazed window to rear aspect. Double glazed patio doors leading to rear garden. Tiled floor. Stainless steel sink unit. Tiled splash back areas.

Landing

Radiator. Airing cupboard with radiator. PIV attic system.

Bathroom 7'3 x 6'9 (2.21m x 2.06m)

Modern suite in white comprising Bath. Wash hand basin. W.C. Radiator. Tiled walls and floor. Shower and screen. Double glazed window to rear aspect.

Bedroom 1 10'7 x 11 (3.23m x 3.35m)

Double Upvc double glazed window to front aspect. Built-in wardrobe.

Bedroom 2 10'5 x 11'7 (3.18m x 3.53m)

Double upvc double glazed window. Radiator. Built-in Wardrobe.

Bedroom 3 7' x 6' min 7' x 7'9 max (2.13m x 1.83m min 2.13m x 2.36m max)

Radiator. UPVC double glazed window.

outside

Well maintained and easy maintenance private enclosed rear garden with artificial grass, paved patio. Attractive stone built rear boundary wall, side access and outdoor electric power point. Well stocked and mature front garden.

Disclaimer

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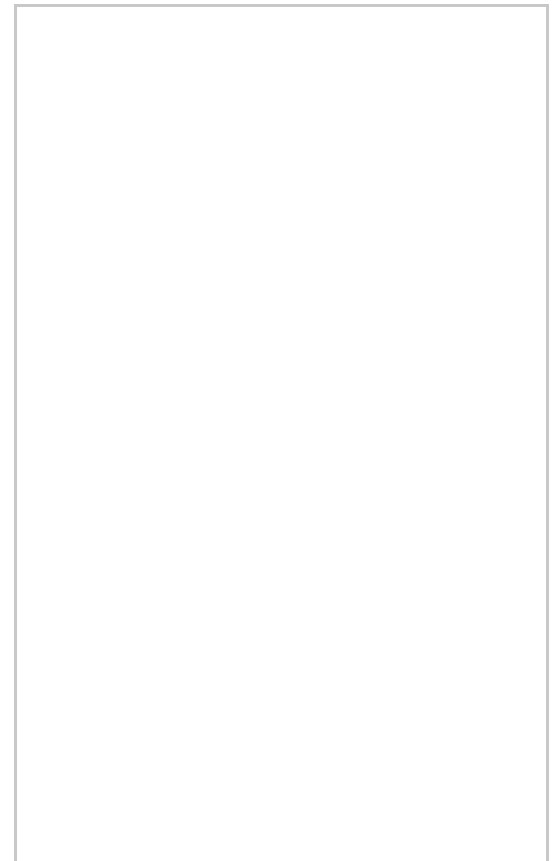
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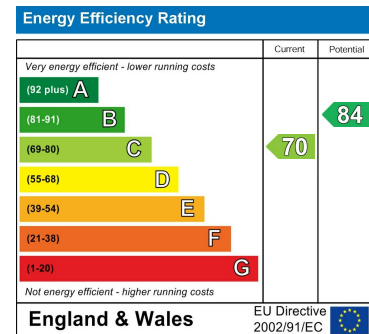
Area Map



Floor Plans



Energy Efficiency Graph



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