



## Groveside Villas, Pontnewynydd offers over £160,000

- Garage to the rear of the property.
- No onward chain
- Council tax band C.
- Good road connections and public transport links.
- Close to local primary schools and amenities.
- Highly sought after location
- Three large bedrooms.
- EPC Rating: D



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alan**

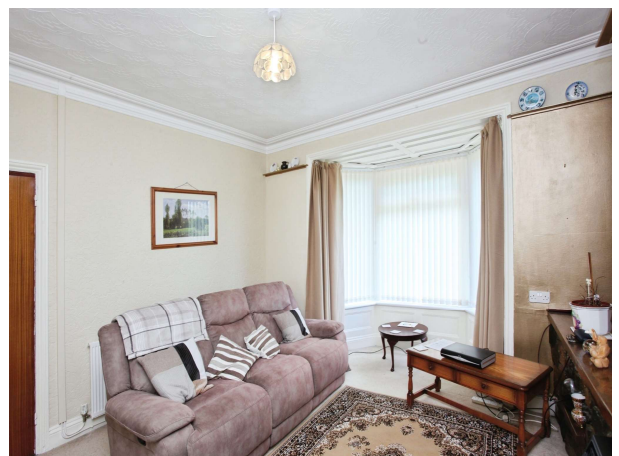
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## About the property

Groveside Villas offers a fantastic opportunity to acquire a spacious and characterful three bedroom home. With a garage to the rear of the property, large receptions rooms and downstairs WC. Offered for sale with no onward chain, this property is situated close to local shops and amenities.







## Accommodation

### Porch

### Hallway

### Living Room

12' 9" x 11' 9" ( 3.89m x 3.58m )

### Dining Room

10' 9" x 12' 5" ( 3.28m x 3.78m )

### Kitchen

11' 1" x 11' 1" ( 3.38m x 3.38m )

### Store

11' 1" x 6' 6" ( 3.38m x 1.98m )

### Utility Room

11' 1" x 6' 10" ( 3.38m x 2.08m )

### Wc

### Bedroom One

11' 9" x 17' 4" ( 3.58m x 5.28m )

### Bedroom Two

12' 5" x 10' 9" ( 3.78m x 3.28m )

### Bedroom Three

11' 1" x 10' 2" ( 3.38m x 3.10m )

### Shower Room

6' 6" x 10' 2" ( 1.98m x 3.10m )

### Garage

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## Floorplan



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)

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