



## West Grove, offers in excess of £415,000

- Council Tax Band
- Sought-after location
- Close to Cyfarthfa Park
- Well-presented throughout
- Off-road parking
- EPC Rating: D



 5  1  2



## About the property

A beautiful, semi-detached house for sale in a highly sought-after location in West Grove, Merthyr Tydfil. The property is well-presented, beautifully blending traditional features with modern comforts across three well-proportioned floors.

This charming house boasts five bedrooms, making it an ideal purchase for families. The two spacious reception rooms are perfect for entertaining or relaxing, with one featuring large windows that allow an abundance of natural light to flood in, and a stylish media wall to enjoy.

The property benefits from a well-equipped open-plan kitchen, which is a real highlight. Featuring a utility room and direct access to the garden, it provides a versatile space to cook, dine, and spend time with family and friends. Also on the ground floor is a utility/W.C On the first floor, you will find the family bathroom, serving the upper-level bedrooms.

Among the unique features of this property are ample parking and a lovely garden. From the welcoming porch to the garden at the rear, every aspect of this home has been thoughtfully designed to create a comfortable and inviting living environment.





# Accommodation

<b>Porch</b>	<b>Bedroom 3</b>
<b>Hallway</b>	9' 8" Plus Bay Window x 12' 8" Max ( 2.95m Plus Bay Window x 3.86m Max )
<b>Living Room</b>	<b>Bedroom 2</b>
11' 3" Plus Bay Window x 15' 9" Max ( 3.43m Plus Bay Window x 4.80m Max )	11' 5" Max x 11' 8" Max ( 3.48m Max x 3.56m Max )
<b>Study</b>	<b>Bathroom</b>
10' 9" Max x 16' Max ( 3.28m Max x 4.88m Max )	<b>Bedroom 4</b>
<b>Kitchen/Diner</b>	13' 1" Max x 16' 2" Max ( 3.99m Max x 4.93m Max )
21' 7" Max x 11' 8" Max ( 6.58m Max x 3.56m Max )	Restricted head height.
<b>Utility/W.C</b>	<b>Bedroom 5</b>
<b>Conservatory</b>	11' 8" Max x 16' 2" Max ( 3.56m Max x 4.93m Max )
<b>Landing</b>	Restricted head height.
<b>Bedroom 1</b>	
11' 8" Max x 16' 4" Max ( 3.56m Max x 4.98m Max )	

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## Floorplan



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