



Grove Terrace, Llanharan Pontyclun

offers over **£275,000**

- COUNCIL TAX C
- Serene well-maintained garden
- Three well-proportioned bedrooms
- Sizeable kitchen
- EPC Rating: Awaiting



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About the property

Introducing an immaculate semi-detached property presented for sale. This remarkable home is ideal for families and couples alike, boasting an array of desirable features. One of the truly unique features of this property is its serene and well-maintained garden, perfect for outdoor relaxation and enjoyment.

The property comprises three well-proportioned bedrooms, providing ample space for rest and relaxation. Further enhancing this home's appeal are its two bathrooms, offering both convenience and privacy for residents and guests.

The heart of the home is undoubtedly the sizeable kitchen, a space where culinary creativity can truly come to life. Adding to the practical layout of this property are the reception and orangery rooms, providing the perfect setting for entertaining or

Accommodation

Kitchen

10' 4" x 16' 7" (3.15m x 5.05m)

Living Room

20' x 16' 4" (6.10m x 4.98m)

Orangery

9' 8" x 12' 4" (2.95m x 3.76m)

Bedroom One

10' 2" x 11' 8" (3.10m x 3.56m)

Bedroom Two

9' 8" x 14' 7" (2.95m x 4.45m)

Bedroom Three

17' x 6' 5" (5.18m x 1.96m)

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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