



23 The Grove . MERTHYR TYDFIL. CF47 8YR £200.000



A fantastic opportunity to purchase this highly spacious 3 bedroom detached property in the Popular area of Merthyr Tydfil. Sitting within a substantial plot, complete with off road parking for multiple vehicles, garage and ideally situated close to local amenities and with convenient road and transport links... this is the perfect family home!

The property now requires some modernisation, which is reflected in the competitive price.

The ground floor comprises of entrance porch, hallway, generous lounge, dining room, well proportioned kitchen with plenty of cupboard storage and space for appliances and downstairs shower room.

The first floor boasts three generous double bedrooms, all with built in wardrobe storage. There is also a further family bathroom.

To the side of the property is an attractive garden with lawn, along with wrap around patio which continues around the entire perimeter of the house. There is also a gated driveway with space for multiple vehicles, along with an excellent sized garage.

The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

Note - Please note, Rightbricks Ltd has an associated interest in this property

ENTRANCE PORCH

A useful porch upon entrance to the property.

ENTRANCE HALLWAY

Spacious entrance hallway with doors leading to the lounge, dining room, kitchen and shower room, along with built in under stair storage and access to the first floor.

LOUNGE

18'09 x 13'08 max (5.72m x 4.17m max)

Very generous lounge with front facing floor to ceiling windows and sliding doors leading to the dining room.

DINING ROOM

13'10 x 12'09 max (4.22m x 3.89m max)

Spacious dining room with sliding doors leading to the lounge and rear facing window.

KITCHEN

14'11 x 9'04 max (4.55m x 2.84m max)

Well proportioned kitchen with plenty of cupboard storage and space for appliances, there is also a large built in pantry cupboard and direct access to the garage.

DOWNSTAIRS SHOWER ROOM

Convenient and modern downstairs shower room with shower cubicle, low level WC and pedestal wash hand basin.

BEDROOM ONE

19'0 x 13'10 max (5.79m x 4.22m max)

Larger than average, spacious double bedroom with built in wardrobe storage.

BEDROOM TWO

16'02 x 11'07 max (4.93m x 3.53m max)

Spacious double bedroom with built in wardrobe storage.

BEDROOM THREE

13'10 x 12'08 max (4.22m x 3.86m max)

Spacious double bedroom with built in storage.

FAMILY BATHROOM

8'09 x 6'03 max (2.67m x 1.91m max)

Excellent sized family bathroom with bath tub, low level WC and vanity sink unit.

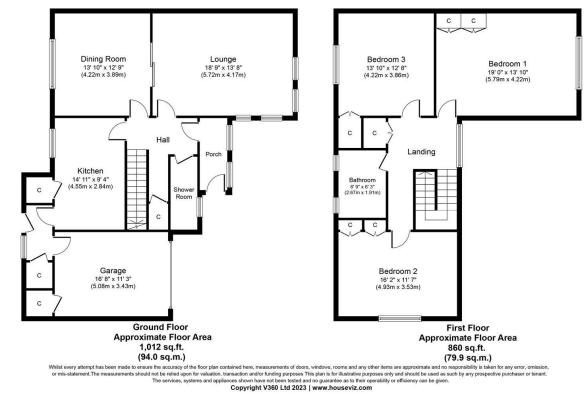
OUTSIDE SPACE

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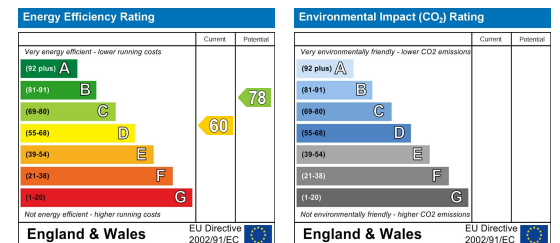
AREA MAP



FLOOR PLANS



ENERGY EFFICIENCY GRAPH



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