



8 The Grove, Pontypridd, CF37 3BQ

£370,000

360 WALK THROUGH TOUR AVAILABLE

**** Well Presented Detached Family Home ** Small Popular Development ** Four Bedrooms ** Orangery ****

Early internal viewing is highly recommended on this lovely family home, situated in a small popular development. The extended accommodation comprises entrance hall, sitting room/home office, lounge, dining room, orangery with bi fold doors leading into the garden, modern kitchen, utility room, ground floor wc, four bedrooms (en-suite to master) and family bathroom. There is off road parking for approximately 3 vehicles and a lovely garden with play house, summer house with hot tub, artificial grass and decked seating area.

An excellent opportunity to purchase an ideal family home.

Entrance Hall



Half glazed entrance door, laminated wood flooring, coved ceiling, cloaks cupboard, staircase to first floor.

Sitting Room/Home Office 10'0" x 7'6" (3.06 x 2.31)



Double glazed window to front, radiator, coved ceiling, laminated wood flooring.

Lounge 19'6" x 16'10" (5.96 x 5.15)



Double glazed bay window to front, two radiators, coved ceiling, laminated wood flooring, modern fire place with fitted electric fire, glazed double doors leading into dining room.

Dining Room 10'4" x 8'2" (3.15 x 2.51)



Radiator, coved ceiling, laminated wood flooring, double glazed french doors leading into orangery.

Orangery 13'10" x 11'0" (4.24 x 3.36)



A lovely, light and airy addition to the ground floor accommodation with double glazed windows and bi fold doors leading out to the rear garden, tiled floor with under floor heating.

Kitchen 14'9" x 8'2" (4.50 x 2.51)



Fitted with a range of cream gloss base and wall cupboards with tiled splash backs, porcelain sink with mixer tap, electric cooker point with extractor hood above, integral dishwasher, space for fridge/freezer, tiled floor, radiator, coved ceiling, double glazed door to rear.

Utility Room 7'5" x 4'10" (2.28 x 1.49)

Wall cupboards, space for washing machine and tumble drier, tiled floor, radiator, storage cupboard.

Cloaks/WC

WC, wash hand basin, tiled floor, extractor fan.

First Floor Landing



Airing cupboard, attic access.

Bedroom 1 14'8" x 8'8" (4.48 x 2.65)



Double glazed window to rear, radiator.

En-Suite Shower Room

Tiled mains shower cubicle, wc, wash hand basin, double glazed window to rear.

Bedroom 2 10'10" x 6'11" (3.31 x 2.13)



Double glazed window to front, radiator, built in wardrobes.

Bedroom 3 13'2" x 7'9" (4.02 x 2.37)



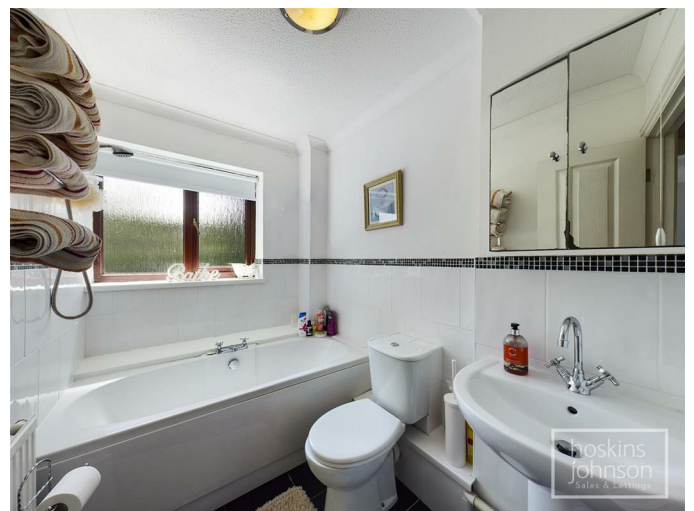
Double glazed window to rear, radiator, coved ceiling, access into office space.

Bedroom 4 7'10" x 7'5" (2.39 x 2.28)



Double glazed window to front, radiator.

Bathroom/WC



Modern white three piece suite comprising double ended bath with mains shower, wc, wash hand basin,

part tiled walls, radiator, coved ceiling, tiled floor, double glazed window to rear.

Outside

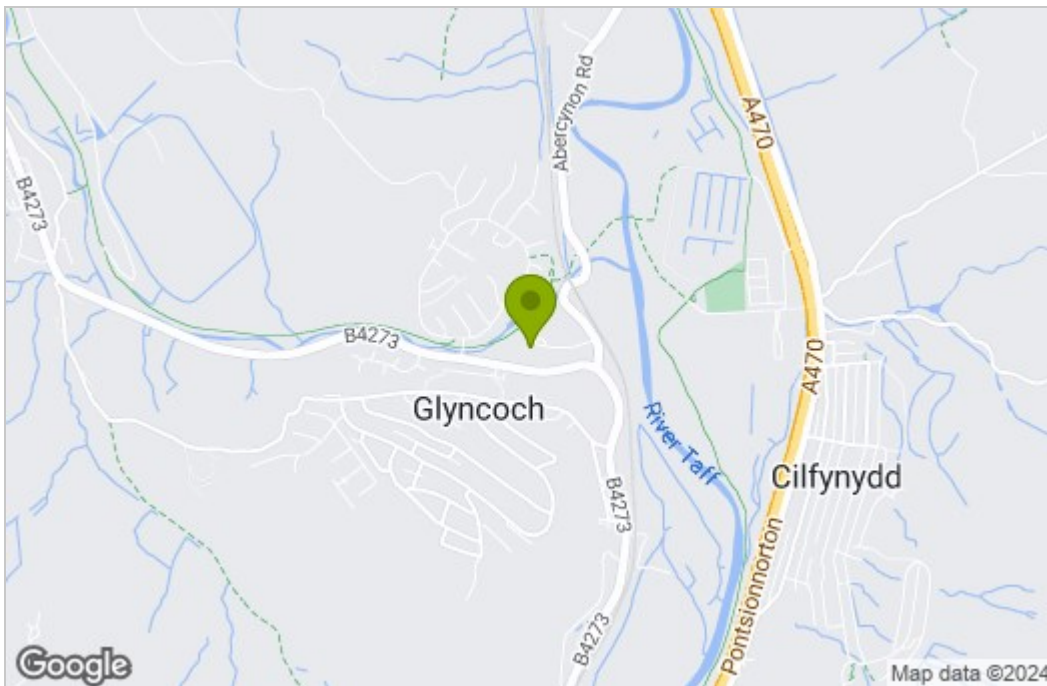


Brick pavia frontage providing ample off road parking. Side pedestrian access leads into a well presented rear garden with artificial lawn, decked seating area, play house and summer house with hot tub.

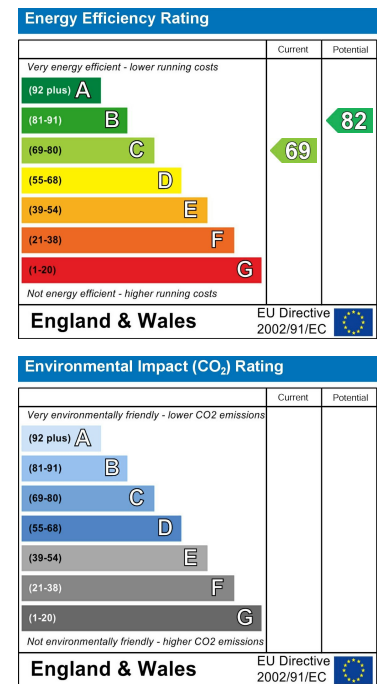
Floor Plan



Area Map



Energy Efficiency Graph



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