



## 15 The Grove, Pontypridd, CF37 3BQ

**£320,000**

360 WALK THROUGH TOUR AVAILABLE

Nestled in the charming area of The Grove, this delightful link-detached house offers a perfect blend of comfort and style. With two spacious reception rooms & sun room, this property provides ample living space for families or those who enjoy entertaining guests. The well-appointed kitchen flows seamlessly into the dining area, creating an inviting atmosphere for family meals and gatherings.

The house boasts three generously sized bedrooms, ensuring that everyone has their own private retreat. The two bathrooms are designed with convenience in mind, catering to the needs of a busy household.

Outside, the property features a good-sized garden, complete with seating areas that invite you to relax and unwind. A charming home bar or garden room adds a unique touch, making it an ideal spot for socialising or enjoying quiet evenings, all while backing onto serene woodland that enhances the sense of privacy and tranquillity.

Parking is a breeze with space for up to three vehicles, providing easy access for residents and guests alike. Situated in a small, popular development, this home offers a peaceful community feel while still being conveniently located for local amenities and transport links.



## Entrance Lobby



Double glazed entrance door, radiator, coved ceiling, laminated wood flooring.

## WC

WC, wash hand basin, chrome heated towel rail, coved ceiling, laminated wood flooring, double glazed window to front.

## Lounge 17'8" x 17'1" (5.39 x 5.21)



Double glazed window to front, two radiators, coved ceiling, laminated wood flooring, fireplace with fitted electric fire, staircase to first floor.

## Dining Room 10'7" x 8'3" (3.23 x 2.54)



Double glazed french doors leading out to the rear garden, radiator, coved ceiling, laminated wood flooring.

## Kitchen/Breakfast Room 15'3" x 7'10" plus 8'3" x 7'1" (4.67 x 2.39 plus 2.52 x 2.16)



Fitted with a range of white gloss base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven, space for washing

machine, fridge & freezer, breakfast bar, concealed wall mounted gas combination boiler, radiator, coved ceiling, tiled floor, two double glazed windows to rear, glazed double doors leading to living room/home office.

## Living Room/Home Office 12'11" x 7'10" (3.94 x 2.39)



Double glazed french doors and windows to front, radiator, coved ceiling, tiled floor.

## Sun Room 11'3" x 6'11" (3.45 x 2.11)



Double glazed windows to front, side and rear, double glazed door to front.

## First Floor Landing



Coved ceiling, attic access, storage cupboard & airing cupboard.

### Bedroom 1 12'2" x 8'9" (3.72 x 2.69)



Double glazed window to rear, radiator, coved ceiling, laminated wood flooring, built in wardrobes.

### En-Suite Shower Room

Shower cubicle, wc,, wash hand basin, tiled walls and floor, coved ceiling, double glazed window to rear.

### Bedroom 2 11'4" x 8'7" (3.47 x 2.64)



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

### Bedroom 3 8'3" x 8'2" (2.53 x 2.51)



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

### Bathroom



Three piece suite comprising panelled bath with mixer tap, wc, wash hand basin, tiled walls, chrome heated towel rail, coved ceiling, double glazed window to rear.

### Outside



Open plan gravelled front garden with off road parking for approximately 3 vehicle.

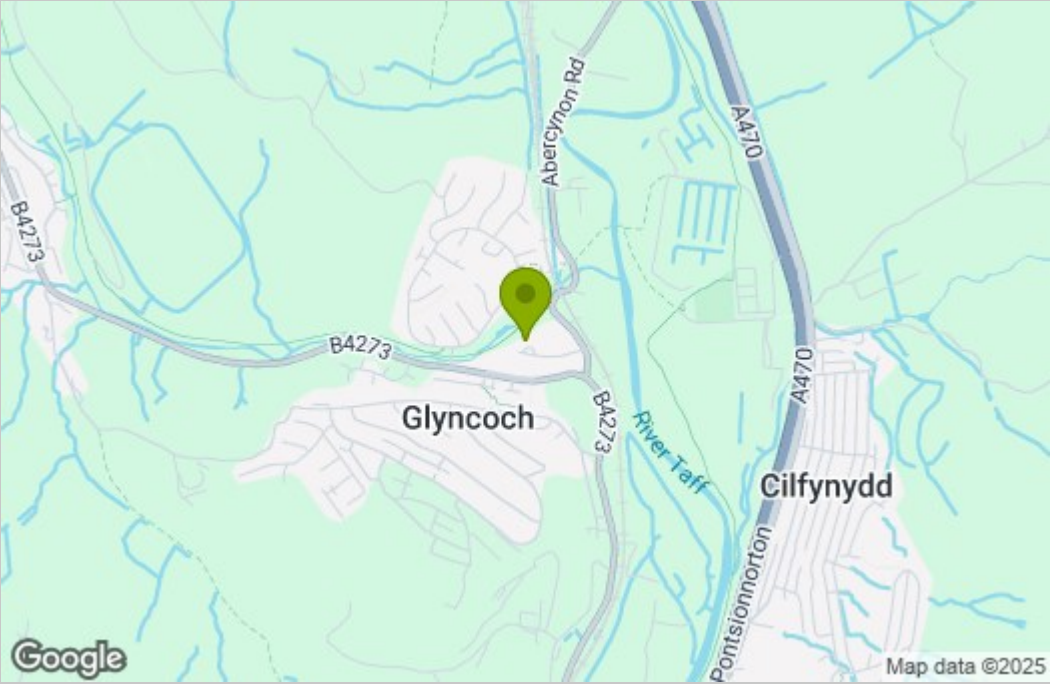
Side pedestrian access leads in to a good size rear garden which backs onto woodland, with large, 2 tier, decked seating area, paved patio with pergola and Home Bar/Garden Room with power.



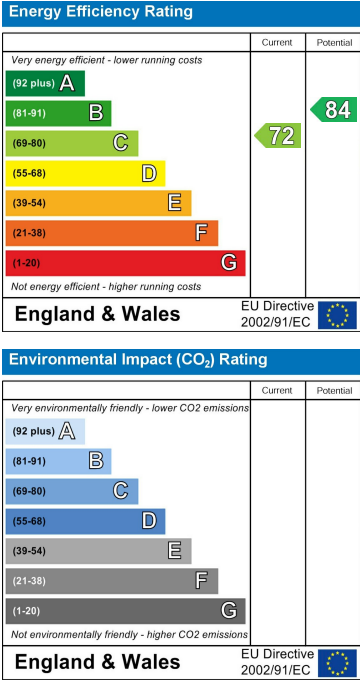
Floor Plan



Area Map



Energy Efficiency Graph



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