

Not for marketing
purposes -
INTERNAL USE ONLY

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Grovers Field, Abercynon CF45 4PQ

- EPC Rating: C
- Council Tax Band - F
- No Onward Chain
- Ideal Family Home
- Off-Road Parking



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About The Property

An ideal family home situated in a popular residential area. Grovers Field, Abercynon benefits from close access to local amenities and transport links. This property offers ample living space and well-appointed bedrooms along with an enclosed rear garden and off-road parking.

Accommodation

Entrance Hall

Enter via front door into hallway, ceiling light, access into living room and stairs to first floor landing.

Living Room

9' 2" max x 12' 3" max (2.79m max x 3.73m max)
Carpeted flooring, ceiling light, access via double doors to reception room two.

Reception Room 2

14' 8" max x 9' 2" max (4.47m max x 2.79m max)
Ceiling light, window to the front.

Reception Room 3

10' 2" max x 11' 8" max (3.10m max x 3.56m max)
Ceiling light, window to the front.

Kitchen

8' 10" max x 11' 4" max (2.69m max x 3.45m max)
Wall and base units with countertop over, sink with drainer, window to the rear, ceiling light, space for appliances.



Dining Area

8' 3" max x 11' 9" max (2.51m max x 3.58m max)
Ceiling light, access to utility room and garage conversion.

Utility Room

8' 3" max x 5' 10" max (2.51m max x 1.78m max)
units with countertop over, ceiling light, door leading to rear garden, window to rear, wall-mounted boiler.

Bedroom 1

16' 11" max x 8' 3" max (5.16m max x 2.51m max)
Currently used as bedroom 1 - window to the front and sliding doors to the front, ceiling light, access to walk-in wardrobe and en-suite.

En-Suite

6' 1" max x 6' 9" max (1.85m max x 2.06m max)
w/c, bath and wash basin, ceiling light.

Cloakroom

5' 11" max x 2' 9" max (1.80m max x 0.84m max)
w/c, hand wash basin, ceiling light.

Stairs To First Floor Landing

access to all bedrooms and bathroom, ceiling light.

Bedroom 2

14' 8" max x 9' 2" max (4.47m max x 2.79m max)
Ceiling light, window to the front, access into en-suite.

En-Suite

6' 4" max x 5' 8" max (1.93m max x 1.73m max)
Bath, wash basin and w/c, ceiling light, window to the front.

Bedroom 3

10' 2" max x 11' 8" max (3.10m max x 3.56m max)
window to the front, ceiling light.

Bedroom 4

9' 1" max x 8' max (2.77m max x 2.44m max)
window to the rear, ceiling light.

Bedroom 5

9' 1" Max x 8' Max (2.77m Max x 2.44m Max)
Window to the rear and ceiling light

Bathroom

7' 1" max x 6' 1" max (2.16m max x 1.85m max)
bath, wash basin and w/c, window to the rear, ceiling light.



Ground Floor



First Floor

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