

The Grove, Glyncoch, Pontypridd, CF37 3BQ
£375,000



- Great A470/M4 Access
- Superb Family Home
- Landscaped Garden
- Upstairs Bathroom & Downstairs WC
- Balcony
- Extended to Rear
- Pristine & Immaculate
- Stunning

Description...

James Douglas is thrilled to welcome this modern and immaculate extended four bedroom link-detached property to the market. Set in the ever popular area of Glyncoch, Pontypridd. The perfect property for someone looking for that perfect family home. In brief terms the accommodation comprises an entrance hallway, WC, living room, dining room, kitchen/breakfast room and sitting room all on the ground floor. Upstairs there are three double bedrooms, a single bedroom, en-suite and balcony to bedroom one and a modern family shower room. Mains gas fired central heating (Worcester combi boiler) and UPVC double glazed windows and doors (composite front door) throughout. Off-road block paved driveway parking for three vehicles to the front. The front garden is complemented by block paving, chippings and shrubbery. Stunning east facing level rear garden space complemented by Indian sandstone patio slabs, fake grass, trees, shrubbery, two fire pits and a built-in gas BBQ. EPC C potential B. Council tax band D.

****OFF-ROAD BLOCK PAVED PARKING****

****STUNNING EAST FACING LANDSCAPED GARDEN****

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS EXTENDED FOUR BEDROOM LINK-DETACHED PROPERTY - LOCATED IN THE SMALL VILLAGE OF GLYNCOCH, PONTYPRIDD. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

****MODERN AND IMMACULATELY PRESENTED THROUGHOUT****

****3D WALK THROUGH TOUR AVAILABLE****

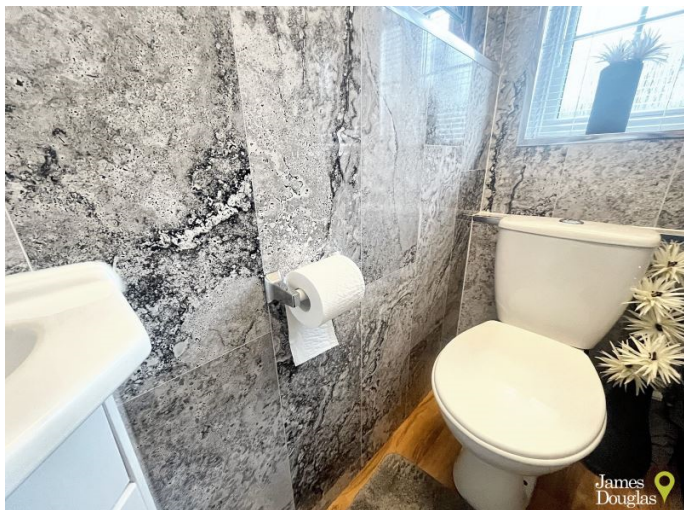
The Grove, Glyncoch is within a seven minute drive of Pontypridd town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Craig-Yr-Hesg Primary & Cefn Primary School with the local comprehensive being Pontypridd High School. There is also a useful mainline railway in Pontypridd town centre. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance. Viewings are thoroughly recommended.

Additional Information

Tenure: Freehold
EPC: C
Council Tax Band: D

Accommodation...

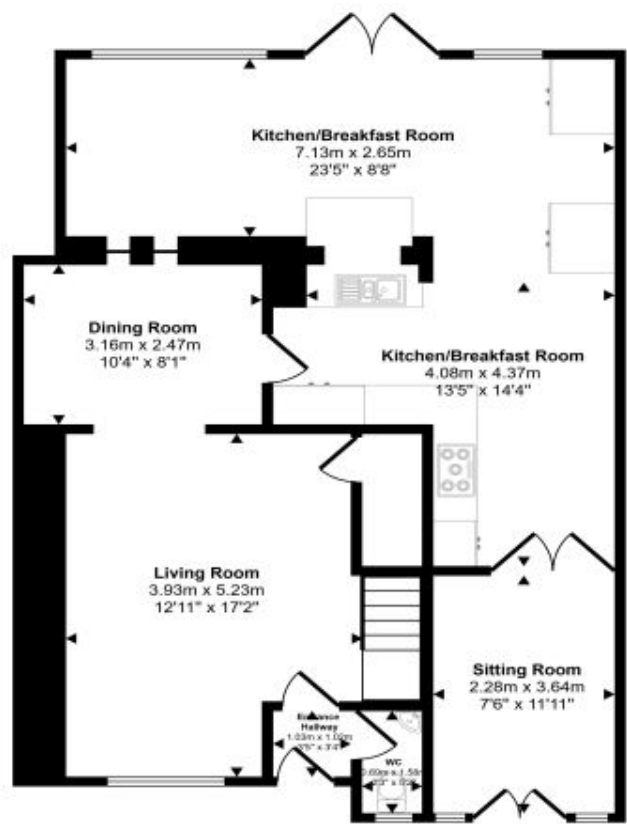
- Entrance Hallway
 - WC
 - Living Room
 - Dining Room
 - Kitchen/Breakfast Room
 - Sitting Room
 - Landing
- Bedroom One
 - En-suite
 - Bedroom Two
 - Bedroom Three
 - Bedroom Four
 - Shower Room
 - Outside
 - Directions





Floorplan

Approx Gross Internal Area
136 sq m / 1466 sq ft



Ground Floor
Approx 85 sq m / 910 sq ft

Denotes head height below 1.5m



First Floor
Approx 52 sq m / 556 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC