



2 The Grove, CF44 7NA
£254,950

Manning
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** MUST BE SEEN ** JUST COMPLETED RENOVATED DETACHED FAMILY HOUSE ** ** READY TO MOVE INTO **DOWNSTAIRS SHOWER ROOM ** UPSTAIRS LUXURY BATHROOM ** LOUNGE ** OPEN PLAN FITTED FABULOUS OPEN PLAN KITCHEN/DINING ROOM ** GARDEN ROOM/STUDY ** 3 BEDROOMS ** FRONT FORCOURT WITH AMPLE OFF ROAD PARKING ** GARAGE ** ENCLOSED REAR GARDEN ** GAS CENTRAL HEATING ** DOUBLE GLAZED WINDOWS ** FITED CARPETS **

Situated in popular location within walking distance of local schools and Aberdare Town Centre.

£254,950



HALLWAY

Staircase with glass balustrade. Radiator. Laminated floor. UPVC double glazed window to side.

FRONT LOUNGE

15'4 X 13 (4.67m X 0.33m)

Upvc double glazed Bay window. Laminated flooring. Radiator.

OPEN PLAN KITCHEN/DINING ROOM

24'5 x 14'10' max 8'10 min (7.44m x 4.52m max 2.69m min)

With a great range of modern units UPVC double glazed window to rear. Stainless steel sink. 1½ bowl. Integrated fridge/freezer, provision for dishwasher and washing machine. Angled Extractor fan. 5 Gas hob. Oven. Central Island. Radiator.

DOWNSTAIRS CLOAKROOM

8'2 X 5'1 (2.49m X 1.55m)

Tiled floor. Wash hand basin. Shower. W.C. UPVC double glazed window . Heated towel rail.

GARDEN ROOM/STUDY

Door to Garage. Tiled floor. Velux window. UPVC door to rear garden. Cupboard housing Gas combi boiler.

LANDING

Radiator. Glass Balustrade. Storage cupboard

BEDROOM 1

16'2 X 11'10 (4.93m X 3.61m)

UPVC double glazed window to front. Radiator.

BEDROOM 2

16'1 X 9'2 (4.90m X 2.79m)

UPVC double glazed window to rear. Radiator. Carpet to floor.

BEDROOM 3

9'7 X 6'7 (2.92m X 2.01m)

Velux window. Radiator. Carpet to floor.

BATHROOM

9'7 X 5'8 (2.92m X 1.73m)

Modern suite in white comprising freestanding bath. Vanity unit and bowl wash hand basin, low level w.c., velux window. Chrome heated towel rail. High gloss tiled floor.

Garage

With up and over door.

Outside

Forecourt garden with off road parking and side access to rear garden. Two basement storage rooms,





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