



28 The Grove, Aberdare, CF44 7NA
£189,950

Manning
Estate Agents
01685 878000

Gloucester House, 29 Whitcombe Street, Aberdare CF44 7AU Tel: 01685 878000

www.manningestateagents.co.uk

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** 3 BEDROOM DETACHED HOUSE ** BUILT AROUND 1920 ** ELEVATED POSITION WITH EXCELLENT VIEWS TO REAR GARDEN ** ENTRANCE DRIVE WITH OFF ROAD PARKING TO GARAGE ** HALLWAY ** 2 RECEPTION ROOMS ** FITTED KITCHEN** DOWNSTAIRS CLOAROOM ** UPSTAIRS BATHROOM ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZED WINDOWS **

Situated in sought after residential location within walking distance of town centre, schools and excellent country walks .

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Hallway

Upvc double glazed front door. Radiator. Stairs to first floor.

Lounge

12'11" max 9'10" min x 16'5" (6.48m max 3.00m min x 5.00m)

Log burning stove. Upvc double glazed bay window to front aspect. Two radiators.

Lounge/diner

13' x 22'10" (3.96m x 6.96m)

Two radiators. Side display cupboards. Solid wood floor. Upvc double glazed patio windows to rear gardens. Upvc double glazed window to side aspect.

Fitted kitchen

5'6" x 14'5" (1.68m x 4.39m)

With a modern range of wall and base units incorporating ceramic sink, gas hob and electric oven, extractor hood. Tiled floor. Radiator. Integrated dishwasher, provision for plumbed in washing machine. Upvc double glazed window and door to rear garden.

Downstairs cloakroom

Wash hand basin and w.c., upvc double glazed window to rear aspect. Radiator.

Landing

Storage cupboard. Upvc double glazed window to side aspect.

Bedroom 1

10'5" x 13'11" (3.18m x 4.24m)

Upvc double glazed window to front aspect. Radiator.

Bedroom 2

8'2" x 10'8" (2.49m x 3.25m)

Radiator. Velux window. Storage cupboard.

Bedroom 3

With a range of modern fitted wardrobes and drawers. Radiator. Upvc double glazed window to rear aspect.

Bathroom

With modern suite in white comprising bath, wash hand basin and w.c., traditional heated towel rail radiator. Shower over bath, tiled splash back areas. Upvc double glazed window to rear aspect. Combi wall mounted boiler serving hot water and heating system.

Outside

Front garden with side access to rear garden. Driveway to garage. Rear garden with outside tap, security light. Garden storage shed. Wood storage and dog kennel. Raised decked patio enjoying excellent views. Rear garden with vegetable garden.





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The Property Misdescription Act 1991

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