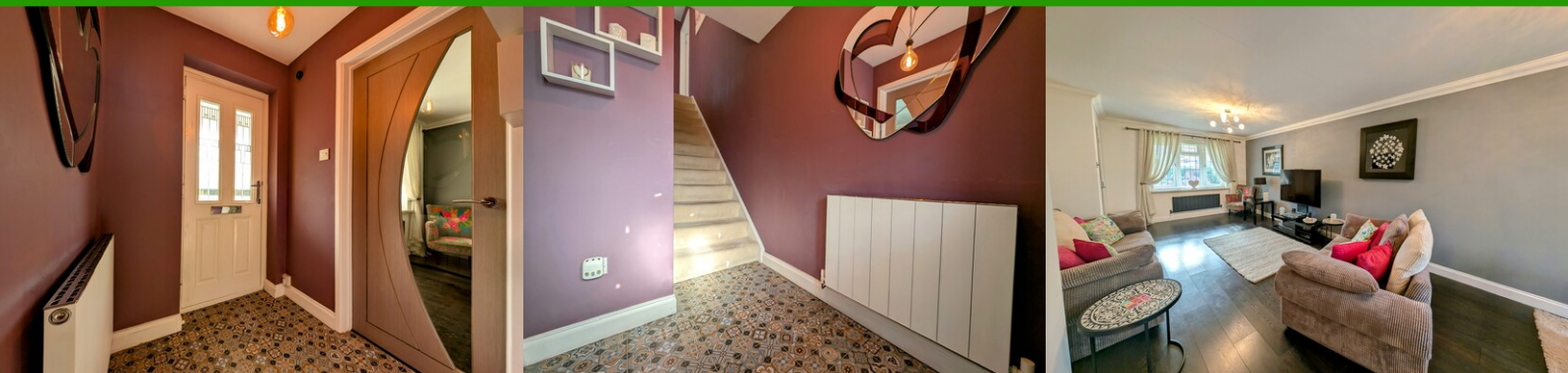




**Grovers Field, Abercynon.  
CF45 4PP**

**FOR SALE  
£425,000**



- **4 BEDROOM DETACHED**
- **GARAGE**
- **MATURE GARDENS**



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## **Property Description**

T Samuel Estate Agents proudly brings to market this beautifully presented and generously sized four-bedroom detached home with an integral garage and private driveway, nestled in the highly sought-after Grovers Field, Abercynon.

This stunning property boasts a perfectly landscaped front and rear garden, offering both charm and privacy. Situated in a quiet cul-de-sac, the home features a spacious living room, a contemporary kitchen, a convenient downstairs WC, and an additional reception room seamlessly flowing into the kitchen, complete with elegant French doors that open onto the picturesque rear garden.

On the first floor, you'll find four generously sized double bedrooms, the master suite with its own en-suite shower room. The floor is completed by a spacious and well-appointed family bathroom, perfect for modern living.

Grovers Field Abercynon is situated 15 north of Cardiff. Conveniently located near a range of local amenities, including a health centre, primary school, and shops. Abercynon Sports Centre, featuring a modern gym and swimming pool, is also nearby. The property benefits from excellent transport links, with Abercynon train station and the A470 just a short distance away, providing easy access to surrounding areas.

Viewing is highly recommended if your looking for the perfect family home which is turn key ready!



## **LOUNGE DINER**

8.03 m x 1.48 m

A spacious and inviting lounge-diner featuring a smooth emulsion finish on the ceiling and walls. Light and airy, it benefits from a UPVC window at the front and patio doors at the rear, allowing natural light to flow through. The modern, contemporary-style laminate flooring enhances the sleek aesthetic, while a stylish grey oak and glass door leads to the inner hall.

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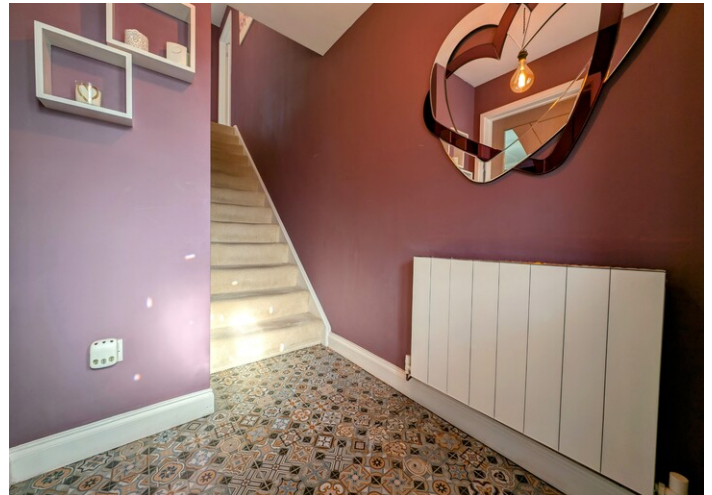


## **INNER HALL**

1.08 m x 0.82 m

Smooth emulsion ceiling and walls. Doors leading convenient downstairs WC and kitchen

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## **KITCHEN**

4.98 m x 2.47 m

A charming cream country-style kitchen featuring elegant base and wall units with stylish matte black handles. The standout centerpiece is the impressive Belling Range, boasting seven gas burners, two ovens, a separate grill, and a pan drawer. Sleek contrast feature tiling adds a modern touch, complementing the composite sink unit with a designer tap. The kitchen also includes an integrated dishwasher and dedicated space for a fridge freezer. A UPVC window at the rear allows natural light to brighten the space, while a door leads to the integral garage. A seamless walk-through connects to the breakfast room, enhancing the open and functional layout.

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## **BREAKFAST ROOM**

2.98 m x 2.12 m

A seamless finish with smooth emulsion walls and ceiling enhances the elegant feel of the space, complemented by polished porcelain tiled flooring. Built-in units, perfectly matching the kitchen, provide a blend of practicality and style with cupboards, bookshelves, and a dedicated display area. UPVC French doors open onto the rear garden,





inviting natural light and a seamless indoor-outdoor connection.

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### **BEDROOM 1**

4.18 m x 2.84 m

A stylish master bedroom offering ample storage with a built-in navy wardrobe, elegantly finished with rose gold handles. Two separate chests of drawers, which will remain, provide additional space. The rustic white-wash laminate flooring adds character, perfectly complementing the room's sophisticated appeal. Smooth emulsion walls and ceiling enhance the clean, modern feel. A UPVC window at the front allows natural light to brighten the space. The room also features a radiator and convenient power points, with an open connection to the ensuite shower room.

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### **EM SUITE**

2.47 m x 1.17 m

A spacious walk-in double shower, enhanced by striking feature tiling, serves as the focal point of the ensuite. The smooth emulsion ceiling, fitted with inset spotlights, creates a bright and modern ambiance. A sleek inset sink unit with a stylish tap is seamlessly integrated into a practical vanity unit, offering ample storage. Additionally, a freestanding storage unit adds further convenience and functionality to the space.

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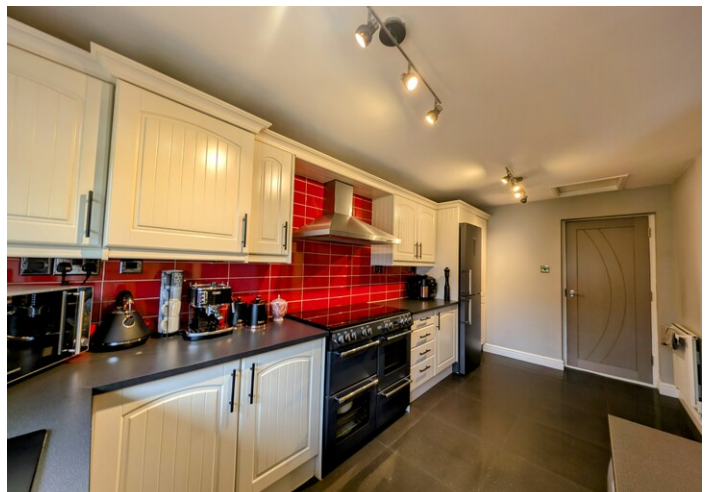


### **BEDROOM 2**

4.66 m x 2.78 m

A spacious and inviting bedroom featuring smooth emulsion walls and ceiling for a clean, modern finish. Soft carpeting enhances comfort and warmth underfoot, creating a cosy atmosphere. Large UPVC windows at the front allow plenty of natural light to brighten the space, adding to its airy and open feel.

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### **BEDROOM 3**

2.98 m x 2.50 m

A well-proportioned bedroom with smooth walls and ceiling, offering a clean and modern finish. The soft carpeting adds warmth and comfort underfoot, enhancing the inviting feel of the space. A UPVC window to the rear allows natural light to flow in, creating a bright and airy atmosphere. Radiator. Power points.

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### **BEDROOM 4**

2.92 m x 2.85 m

A comfortable bedroom with smooth emulsion walls and ceiling, soft carpeting, and a UPVC side window that fills the room with natural light. It also features a radiator for warmth and convenient power points for electrical devices.

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### **INTEGRAL GARAGE**

5.34 m x 2.60 m

An integrated garage, offering excellent storage space or potential for various uses. The garage features a door leading to the driveway, which also includes pedestrian access.

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### **REAR GARDEN**

As you step through the French doors, you are welcomed by a charming composite decking area, perfect for outdoor relaxation. The garden is primarily laid to lawn, with a stunning willow tree that adds elegance and tranquility. A cosy corner features a wooden pergola with a raised porcelain tiled patio area—an ideal spot to unwind after a long day. A mature cherry tree offers a lovely canopy of shade during the summer months. The garden also includes side access to the front and a practical garden shed for added convenience.

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## **FRONT GARDEN**

The front garden is beautifully laid to lawn, featuring a striking mature exotic palm tree that adds a touch of tropical charm. A double driveway with block paving creates a welcoming entrance, offering ample space for parking and enhancing the overall curb appeal.

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## **DOWNSTAIRS WC**

1.55 m x 1.22 m

A stylish WC complemented by a sleek sink unit and a modern vanity unit with ample storage. The space also features a radiator for comfort and elegant tiled flooring, enhancing the room's contemporary appeal.

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## **FAMILY BATHROOM**

4.62 m x 2.04 m

An indulgent bathroom featuring a luxurious 12-jet Jacuzzi bathtub, perfect for relaxation. A walk-in shower with sleek feature tiling enhances the modern aesthetic. The space is bathed in natural light from a UPVC window at the rear. A contemporary WC and a stylish sink unit are set within a modern vanity unit, offering both functionality and elegance. The bathroom is further complemented by a beautifully built-in cupboard with matching countertops, adding practicality and style to the room.

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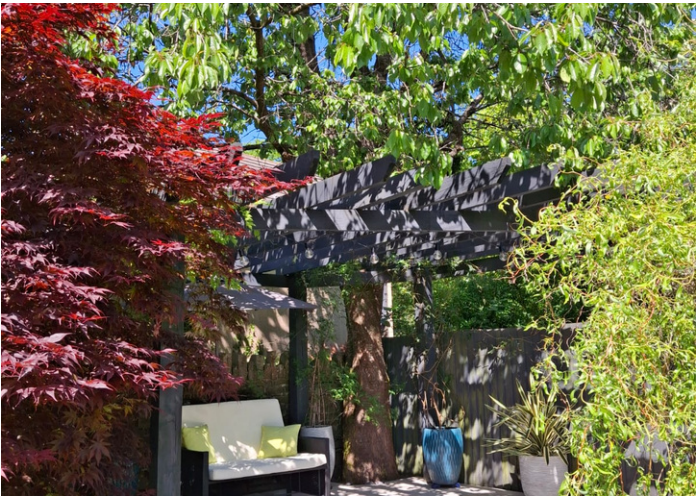
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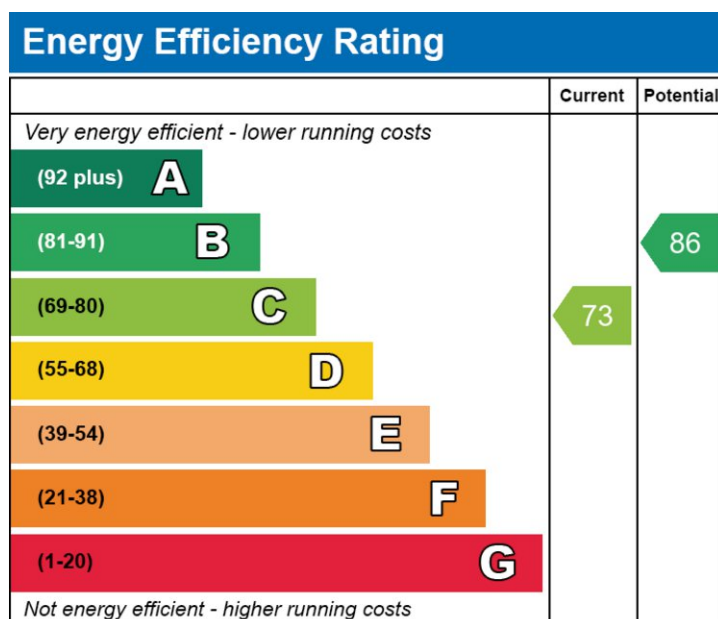








## EPC



## FLOORPLAN



### Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### Data Protection Act 1998

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