

10 Park Lane

Groesfaen | Pontyclun | CF72 8PB

Detached House | Asking Price Of £479,950



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PROPERTY DESCRIPTION

A delightful detached family home, in a desirable location on a quiet cul de sac in an idyllic setting within the semi rural village of Groesfaen. Entrance hall, large lounge, dining room with patio doors to rear garden, neat fitted kitchen and utility room. To the first floor there are four double bedrooms and a modern family bathroom. Upvc double glazing. Attractive lawned rear garden with paved patio relaxation area, large driveway to front leading to the double garage. EPC Rating: D.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,499 sq. ft.
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

The property is situated in the village of Groes Faen and conveniently placed for excellent road links to the M4 motorway and Cardiff via Llantrisant Road. There is a regular bus service to Pontyclun and Cardiff at twenty minute intervals. The property is also within close proximity to Pontyclun Train Station. Shopping facilities are also closeby at Talbot Green Shopping Park.

ENTRANCE HALL

Approached via a upvc double glazed front door leading to the entrance hallway, staircase to first floor, wood flooring and radiator.

WET ROOM

Modern shower room comprising low level wc, vanity wash basin with storage below, chrome shower with twin beads, full wall and floor tiling, obscure glass window to rear and chrome heated towel rail.

LOUNGE

18' 2" x 12' 9" (5.55m x 3.90m) An excellent sized principal reception with patio doors leading to the delightful rear garden, additional window overlooking rear garden.

Feature stone fireplace with inset cast iron wood burner, wood flooring and radiator.

DINING ROOM

11' 10" x 9' 10" (3.63m x 3.01m) With patio doors to rear patio area, ample space for family dining table, wood flooring and radiator.

KITCHEN

11' 10" x 9' 9" (3.63m x 2.98m) Appointed along four sides in wood panelled fronts beneath round nosed worktop surfaces, inset 1.5 bowl ceramic sink with side drainer, space for range style cooker, cooker hood above, integrated dishwasher, space for fridge/freezer, matching range of eye level wall cupboards, wall tiling to splashback areas, tiled flooring, radiator and door to utility room.

UTILITY ROOM

6' 3" x 6' 0" (1.92m x 1.84m) Appointed along two side in wood finish fronts beneath worktop surface, matching eye level cupboards, plumbing for washing machine, tiled flooring and door to rear garden.

FIRST FLOOR

LANDING

Approached via an easy rising single flight staircase with spindle banister leading to the landing area, access to roof space, line storage cupboard, window to side and radiator.

BEDROOM ONE

12' 10" x 9' 9" (excluding wardrobes) (3.93m x 2.99m) Overlooking the delightful rear garden, range of fitted wardrobes with sliding mirrored fronts to one side, door to bedroom four and radiator.

BEDROOM TWO

10' 1" x 9' 10" (3.08m x 3.02m) Overlooking the quiet close, a second double bedroom, range of built in wardrobes to one side and radiator.

BEDROOM THREE

12' 1" x 8' 1" (3.70m x 2.47m) Aspect to side, a third double bedroom, range of fitted wardrobes and radiator.

BEDROOM FOUR

9' 10" x 5' 9" (3.00m x 1.76m) Aspect to rear, radiator and door to bedroom one.

FAMILY BATHROOM

7' 8" x 6' 10" (2.36m x 2.09m) Modern family bathroom comprising low level wc, wash hand basin, p-shaped bath with waterfall shower above, full wall tiling, tiled flooring, a variety of fitted bathroom storage cupboards with mirrored doors, window to front and chrome heated towel rail.

OUTSIDE REAR GARDEN

An attractive rear garden, laid mainly to lawn with paved patio and Astro turf relaxation area, large timber storage with power and lighting.

DOUBLE GARAGE

19' 11" x 15' 2" (6.09m x 4.63m) With electric up and over access door, power and lighting, wall mounted

ideal logic combi boiler and additional door to rear garden.

FRONT GARDEN

A large paved driveway, delightful rockery and inset shrubs, power box, gate to rear garden.



FLOORPLANS

GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.

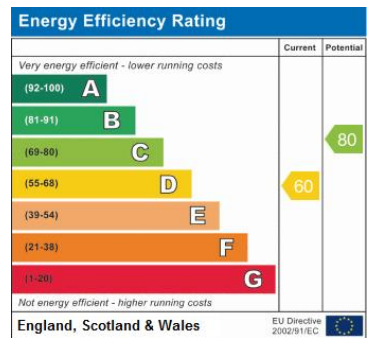


1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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