

Inshalla, Peterston Road,

Groesfaen, Pontyclun, CF72 8NU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£775,000**



Detached House

5

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# Property Description

\*\* EXECUTIVE DETACHED HOME IN IMMACULATE GARDENS \*\* COUNTRYSIDE VIEWS \*\* DOUBLE GARAGE \*\* MGY are extremely pleased to offer this remarkable, executive detached home situated within immaculate grounds of approximately 0.32 acres in the sought after village of Groesfaen. Approached via entrance gates and block paved driveway with countryside views to rear. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, utility room, conservatory, study/office and wc. To the first floor there are five bedrooms, master with ensuite plus family bathroom. The property benefits from front, side and South Westerly facing rear gardens, integral double garage and two x 7.4KW EV car chargers. Fitted 3.9kW solar panels - further information available on request.

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx**

2341 sq.ft.

**Viewing Arrangements**

**Strictly by appointment**

## LOCATION

The property is situated in the village of Groesfaen 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. Catchment for Y Pant Comprehensive School.

## ENTRANCE

Parcel drop box. One 7.2kW car charging point with Universal socket connection. Outside lighting.

## HALLWAY

11' 8" x 11' 5" (3.58m x 3.48m)  
A spacious, impressive hallway entered via uPVC double glazed door with matching side window into hallway. Solid wood doors to lounge, dining room, kitchen/breakfast room, study and WC. Bespoke stairs to first floor. Radiator.

## CLOAKROOM

7' 8" x 3' 2" (2.36m x 0.97m)  
Low level WC and wash hand basin. uPVC double glazed window to side. Radiator.

## DINING ROOM

12' 9" x 12' 0" (3.89m x 3.68m)  
uPVC double glazed window to front with lovely views over the garden. Radiator. Double doors to lounge.

## LOUNGE

19' 10" x 12' 9" (6.07m x 3.89m)  
uPVC double glazed tilt and slide doors to conservatory. Radiator. Two TV points.

## CONSERVATORY

12' 9" x 12' 7" (3.90m x 3.85m)  
A bright and airy conservatory with lovely views over the garden. uPVC double glazed windows to all aspects with three tilt and slide door to side. Tiled flooring. Power and lighting. TV point.

## STUDY/OFFICE

11' 9" x 8' 8" (3.60m x 2.66m)  
Ideal for working from home - Fibre broadband and telephone master socket (this can be a separate telephone number from the house). uPVC double glazed window to front with pleasant outlook. Radiator. TV point.

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## KITCHEN/BREAKFAST ROOM

20' 7" x 12' 0" (6.29m x 3.661m)

An open plan space to include fitted base and eye units incorporating one and a half bowl ceramic sink and drainer, garbage disposal and complementary work surfaces. Fitted electric Neff double oven and hob with extractor hood over. Space for dishwasher and fridge. Tiled flooring and splash backs. uPVC double glazed window and tilt and slide door to rear garden. Space for breakfast table. Radiator. TV point. Door to utility room.

## UTILITY ROOM

14' 7" x 4' 10" (4.45m x 1.48m)

Fitted with base units incorporating stainless steel sink and drainer with complementary work surfaces. Space for washing machine, tumble dryer and freezer. Tiled flooring and splash backs. Radiator. uPVC double glazed window and external door to rear. Door to double garage.

## LANDING

A half galleried landing with doors to five bedrooms and the family bathroom. Spacious airing cupboard housing hot water tank with emersion heater, shelving and light. Loft access (partially boarded, fully insulated loft/tanks and all water pipes, lighting, tv booster and splitting system).

## MASTER BEDROOM

16' 4" x 11' 8" (4.99m x 3.57m)

uPVC double glazed window to front with views. Radiator. Fitted wardrobes to one wall. TV point. Door to:

## EN-SUITE

9' 4" x 7' 11" (2.87m x 2.42m)

A spacious en-suite to include low level WC, fitted vanity unit with two wash hand basins and corner bath with electric shower over. Fully tiled walls. Extractor fan. Shaver point. uPVC double glazed window to side. Radiator.

## BEDROOM TWO

12' 1" x 11' 3" (3.70m x 3.44m)

Stunning views to rear overlooking countryside. Radiator.

## BEDROOM THREE

12' 1" x 8' 9" (3.70m x 2.67m)

uPVC double glazed window to rear with superb views. Radiator.

## BEDROOM FOUR

11' 6" x 8' 9" (3.52m x 2.68m)

uPVC double glazed window to rear with views. Radiator.

## BEDROOM FIVE

11' 6" x 8' 9" (3.52m x 2.68m)

uPVC double glazed window to front. Radiator. TV point.

## FAMILY BATHROOM

8' 10" x 8' 9" (2.69m x 2.67m)

Suite comprising cast iron panelled bath with electric shower over and glass screen. Low level WC and pedestal wash hand basin. Fully tiled walls. Extractor fan. Shaver point. Radiator. uPVC double glazed window to front.

**OUTSIDE** Front lawn, laid to lawn with a central manicured tree with spring bulbs planted around the base.

**SIDE GARDEN** Laid to lawn. Hedge and shrub borders. Outside tap. One 7.2kW car charging point with Universal socket connection.

**REAR GARDEN** South Westerly facing. Mainly laid to lawn with block paved patio. Double power point. Two outside taps. Garden shed and attached full height cold frame with light and power. Vegetable patch with raised beds. To the other side of the property is the 2000 litre oil tank and additional garden shed. Four rainwater storage butts (capacity 1000L). Brick built barbecue and entertainment area under an ivy and honeysuckle canopy.

## INTEGRAL DOUBLE GARAGE

A double fibreglass up and over garage door. Light and power. Solar panel inverter. Oil central heating boiler. Fitted shelving and work surfaces. Loft access with lighting (partially insulated and boarded). Water supply meter and isolation valve, electric supply and solar generation meters and isolation and micro switchboard panel.

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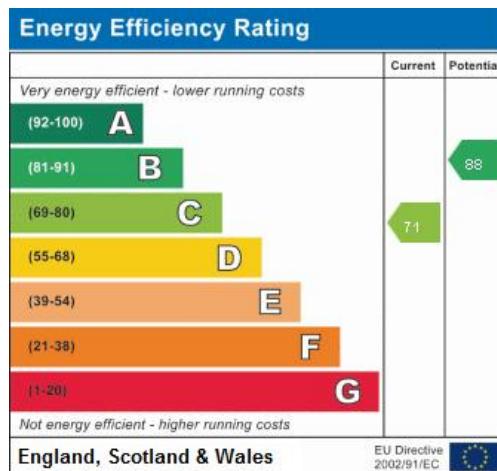
GROUND FLOOR  
1414 sq.ft. (131.4 sq.m.) approx.



1ST FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 2341 sq.ft. (217.5 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 inaccuracy. The floorplan is for guidance only and must not be relied on 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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