

10 Bryn Creigiau,

Groesfaen, Pontyclun, CF72 8RT



Estate Agents and
Chartered Surveyors

Asking Price Of

£575,000



Detached Property



Property Description

**** IMMACULATE FAMILY HOME WITH LANDSCAPED REAR GARDEN **** A beautifully presented four bedroom detached home situated in a quiet cul-de-sac in Groesfaen. The accommodation briefly comprises entrance hallway, lounge, study, kitchen/dining/family room, orangery, and cloakroom. To the first floor are four double bedrooms, two with en-suite plus the family bathroom. Spacious rear landscaped garden. Integral single garage. EPC Rating: C

Tenure Freehold

Council Tax Band F

Floor Area Approx 1562 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

Entered via block paved driveway to front door. Gated access to rear garden.

ENTRANCE HALLWAY

15' 3" x 6' 3" (4.67m x 1.91m)

Entered via newly fitted composite front door with double glazed inset. Tiled flooring to entrance and wood laminate flooring to hallway. Doors to lounge, study, kitchen/dining/family room and WC. Modern column radiator. Stairs to first floor with under stair cupboard.

LOUNGE

15' 1" x 8' 1" (4.60m x 2.47m)

uPVC double glazed window to front. Radiator.

STUDY

12' 2" x 8' 3" (3.72m x 2.53m)

uPVC double glazed window to front. Radiator.

CLOAKROOM

4' 3" x 2' 4" (1.32m x 0.73m)

A stylish suite to include low level WC with concealed cistern, wash hand basin and fully tiled walls. Wood laminate flooring.

KITCHEN/DINING/FAMILY ROOM

23' 9" x 13' 2" (7.24m x 4.03m)

A beautifully presented kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary solid oak work surfaces. Feature central solid oak breakfast bar. Integrated fridge/freezer, dishwasher and wine cooler. Fitted Rangemaster oven. Plinth heater. Tiled splash backs. Wood laminate flooring. Spotlights. uPVC double glazed window to rear. Two modern column radiators. The dining/seating area includes wood laminate flooring and feature wood burner with slate hearth and oak mantle. Opening out to:

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ORANGERY

11' 5" x 11' 6" (3.50m x 3.51m)
uPVC double glazed windows to all spears with French doors to rear garden. Wood laminate flooring. Two modern column radiators. Spotlights.

FIRST FLOOR

LANDING

Doors to four bedrooms and bathroom.

BEDROOM ONE

15' 1" (to wardrobes) x 12' 11" (4.62m x 3.96m)
Two uPVC double glazed windows to front. Fitted wardrobes to one wall plus additional storage cupboard. Spotlights. Two radiators. Door to en-suite.

ENSUITE

8' 2" x 5' 2" (2.51m x 1.58m)
A modern suite comprising low level WC, vanity enclosed wash hand basin and walk-in double shower unit with rain shower head and separate attachment. Spotlights and extractor fan. Ladder radiator. Tiled splash backs. uPVC double glazed obscure window to rear.

BEDROOM TWO

13' 0" (max) x 11' 9" (3.98m x 3.59m)
uPVC double glazed window to front. Radiator. Door to en-suite.

ENSUITE TWO

7' 11" x 4' 1" (2.43m x 1.25m)
The suite includes low level WC, vanity enclosed wash hand basin and fitted shower cubicle with electric shower over. Fully tiled walls. Ladder radiator. Spotlights.

BEDROOM THREE

1' 6" x 8' 2" (.46m x 2.50m)
uPVC double glazed window to rear with superb countryside views. Radiator.

BEDROOM FOUR

11' 3" (max) x 8' 0" (3.45m x 2.45m)
uPVC double glazed window to rear with lovely outlook. Radiator.

BATHROOM

8' 1" x 6' 11" (2.47m x 2.11m)
Another well appointed suite to include low level WC, vanity enclosed wash hand basin, panelled bath and shower cubicle with rain shower head and separate attachment. Spotlights. Ladder radiator. uPVC double glazed obscure window to rear. Loft access with pull down ladder (partly boarded with lighting).

OUTSIDE

REAR GARDEN

A landscaped rear garden mainly laid to lawn with paved patio and decked seating area. Boundary fence. Three outside taps. Outside lighting. Door to utility room.

UTILITY ROOM

7' 11" x 4' 3" (2.42m x 1.30m)
Fitted base unit with one and a half bowl stainless steel sink and drainer and complementary work tops. Space for washer/dryer. Newly installed wall mounted gas Worcester boiler. Tiled flooring. Door to garage.

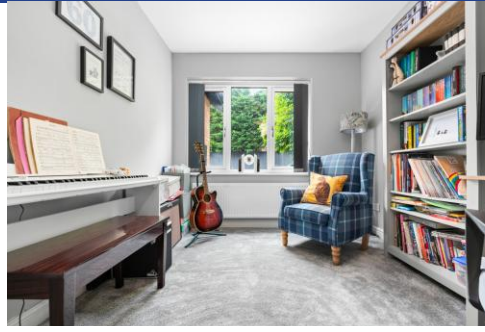
SINGLE GARAGE

An electric up and over door. Light and power.

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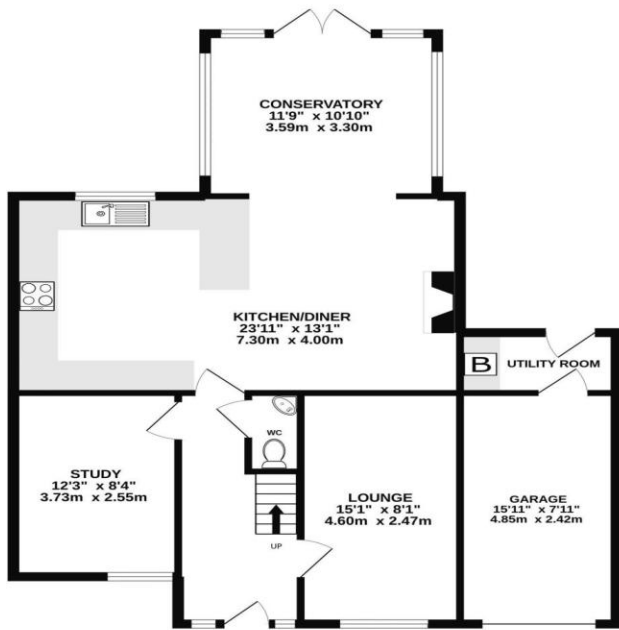


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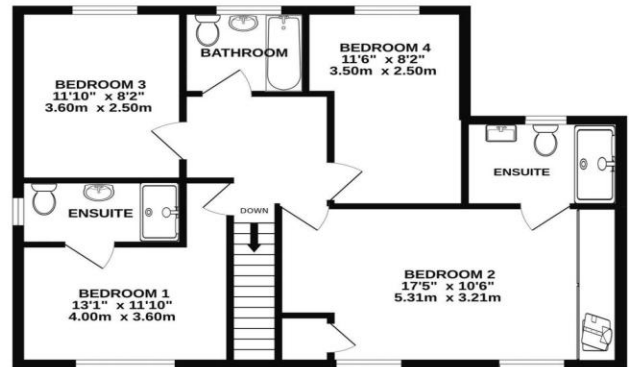


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GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.

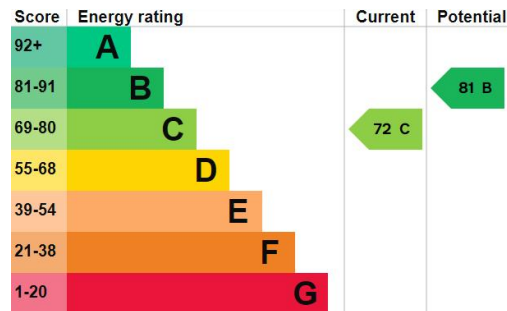


1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1562 sq.ft. (145.1 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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