

Delfryn,

Groesfaen, Pontyclun, CF72 8NS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£325,000**



[Link Detached Property](#)



# Property Description

**\*\* MODERNISED THREE BEDROOM LINK DETACHED \*\*  
SOUGHT AFTER VILLAGE LOCATION \*\* NO CHAIN \*\*** A well presented, modernised three bedroom link detached family home in the sought after village of Groesfaen. Entrance porch, hallway, spacious lounge and diner, sitting room/study, modern fitted kitchen and cloakroom/utility room. To the first floor are three bedrooms and a modern family bathroom. Gas central heating, double glazed windows. Driveway to front and low maintenance rear garden. No chain. EPC Rating: E

Tenure Freehold

Council Tax Band E

Floor Area Approx 1019 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 driveway and pathway to front door.

## PORCH

5' 5" x 2' 1" (1.66m x 0.64m)  
Entered via double uPVC doors into porch. Glazed door into hallway.

## HALLWAY

9' 4" x 5' 11" (2.86m x 1.81m)  
Doors to lounge/diner, sitting room/study and kitchen. Stairs to first floor with under stair cupboard. Radiator.

## LOUNGE/DINER

22' 6" x 13' 2" (6.86m x 4.03m)  
An open plan living area with dual aspect to front and rear. Feature stone fire surround. Two radiators.

## SITTING ROOM/STUDY

14' 5" x 8' 4" (4.41m x 2.55m)  
uPVC double glazed window to front. Radiator.

## KITCHEN

10' 11" x 7' 10" (3.35m x 2.39m)  
A recently installed, modern kitchen fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor hood over. Integrated fridge/freezer and dishwasher. Tiled splash backs. Luxury vinyl tile flooring (LVT). Spotlights. Gas central heating boiler. uPVC double glazed window to rear. Glazed door to lobby.

## LOBBY

Space for fridge or freezer. Door to WC/Utility Room plus external uPVC double glazed door to rear garden.

## CLOAKROOM/UTILITY ROOM

7' 11" x 5' 3" (2.42m x 1.62m)  
Fitted with base units incorporating stainless steel sink and drainer with complementary work surfaces. Space for washing machine. Tiled splash backs. Low level WC. Ladder radiator. LVT flooring. uPVC double glazed window to rear.

## FIRST FLOOR

## LANDING

Doors to three bedrooms and modern bathroom. Loft access.

## BEDROOM ONE

11' 8" x 11' 0" (3.56m x 3.37m)  
Double glazed window to front with superb views. Radiator.

## BEDROOM TWO

11' 8" x 11' 1" (3.56m x 3.38m)  
Airing cupboard housing hot water tank and shelving. Radiator. uPVC double glazed window to rear with pleasant outlook.

## BEDROOM THREE

8' 1" x 7' 7" (2.48m x 2.32m)  
Fitted cupboard. uPVC double glazed window to front. Radiator.

## BATHROOM

8' 7" x 5' 6" (2.62m x 1.68m)  
A modern suite comprising low level WC, vanity enclosed wash hand basin and panelled P-bath with electric shower over and glass screen. Tiled splash backs. Spotlights. Ladder radiator. Two uPVC obscure windows to rear.

## OUTSIDE

## REAR GARDEN

Full width paved patio and landscaped flower bed. Boundary fence. Gated side access.

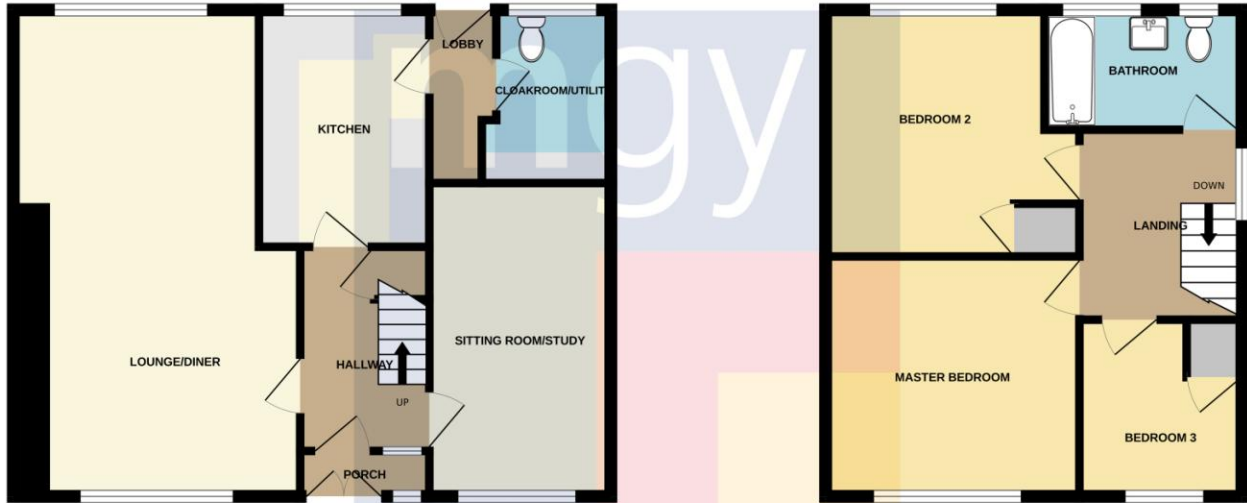
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GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.

1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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