

2 Croffta Lane,

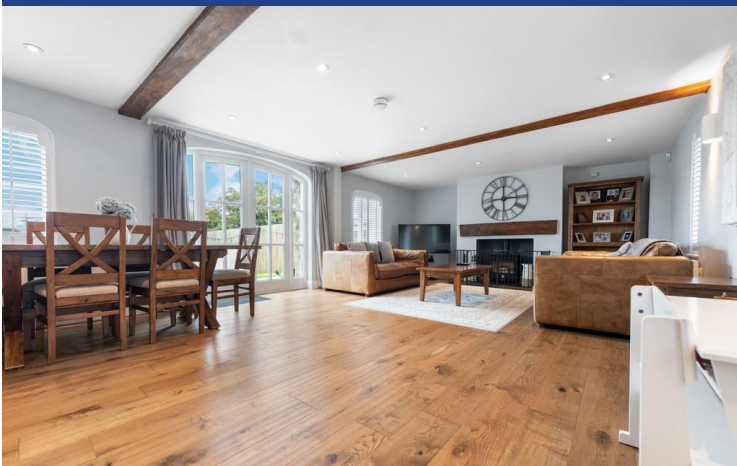
Groesfaen, Pontyclun, CF72 8GB



Estate Agents and
Chartered Surveyors

Asking Price Of

£635,000



Barn Conversion



Property Description

**** TRADITIONAL CONVERTED STONE BARN WITH AN EXCEPTIONAL MODERN FINISH ** FOUR DOUBLE BEDROOMS ** SOUTH FACING REAR GARDEN **** A beautifully presented four double bedroom traditional converted mid-link stone barn, with spacious accommodation over three floors, have a good sized sunny south facing rear garden, located in the sought after village of Groesfaen, a short drive to Talbot Green shopping centre. Entrance hallway with a galleried landing, cloakroom, large lounge and diner open plan with the modern fitted 'Howdens' kitchen with quartz worktops. To the first floor is a principal double bedroom with walk in wardrobe and ensuite shower room, a further double bedroom and a sizeable family bath and shower room with large shower and freestanding bath. To the second floor are two further sizeable double bedrooms. Gas central heating, double glazed windows, fitted shutters to majority of windows. South facing rear garden. EPC: B

Tenure Freehold

Council Tax Band G

Floor Area Approx 1914 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated on the outskirts of Groesfaen and Creigiau village close to local amenities which include a public house, restaurant, primary school, post office, Tesco Express, golf club and recreational park. There are well regarded primary and secondary schools close by. The property is also ideally located to links leading to the M4 motorway and Llantrisant Retail Park.

ENTRANCE HALLWAY

Approached via a large wood panelled entrance door leading to the spacious hallway. Tiled flooring. Staircase to first floor leading to the galleried landing. Radiator.

CLOAKROOM

White suite comprising low level wc, wash hand basin. Tiled splash back. Tiled flooring. Extractor fan. Heated towel rail.

LOUNGE/DINER

28' 2" x 16' 0" (8.59m x 4.90m)

An excellent sized lounge and dinner, open plan with the kitchen. With double opening french doors leading to the rear patio. Large fireplace with slate hearth and inset cast iron 'Chilli Penguin' wood burner with wood beam above. Exposed wood beam ceiling with recessed spotlights. Windows to

front and rear with inset shutters. Quality Oak flooring. Four radiators. Opening to kitchen.

KITCHEN

14' 7" x 7' 10" (4.45m x 2.41m)

A modern fitted Howdens kitchen in woodgrain effect shaker style front beneath quartz worktop surfaces. Inset ceramic sink with monobloc tap. Integrated dishwasher. Integrated washing machine. Space for range style cooker with cooker hood above and quartz splash back. Matching range of eye level wall cupboards. Space for American style fridge freezer. Window to rear with inset shutters. Tiled flooring. Concealed 'Worcester' gas central heating boiler.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the first floor galleried landing. Additional staircase to second floor. Understairs storage cupboard. Windows to front. Radiator.

BEDROOM ONE

16' 4" x 16' 0" max (4.98m x 4.90m)

With windows to front and rear with inset shutters. Wall in wardrobe with rails and drawers to either side. Radiator. Door to ensuite.

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EN-SUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, shower cubicle with chrome twin head shower above. Extractor fan. Tiled walls. Recessed spotlights. Heated towel rail.

BEDROOM TWO

13' 11" x 13' 11" (4.25m x 4.25m)

Overlooking the rear garden, a good sized second double bedroom. Fitted shutters. Radiator.

FAMILY BATHROOM

12' 1" x 9' 7" (3.70m x 2.94m)

A sizeable family bathroom with modern white suite comprising low level wc, wash hand basin, double width shower cubicle with overhead rainfall shower and additional shower attachment. Freestanding bath and shower mixer tap. Tiled splashback and tiled flooring. Window enjoying open views to the rear. Electric shaver point. Extractor fan. Recessed spot lights. Vertical radiator.

SECOND FLOOR

LANDING

With staircase leading to the second floor landing. Exposed beam ceiling. Storage cupboard. Airing cupboard housing the hot water cylinder. Doors to two further double bedrooms.

BEDROOM THREE

20' 6" x 16' 2" (6.27m x 4.93m)

An excellent sized third double bedroom with exposed beam ceiling and two velux windows to front pitch. Two radiators. Eaves storage.

BEDROOM FOUR

16' 2" x 12' 5" (4.95m x 3.81m)

With velux window to front pitch, a further good sized double bedroom. Eaves storage. Radiator.

OUTSIDE

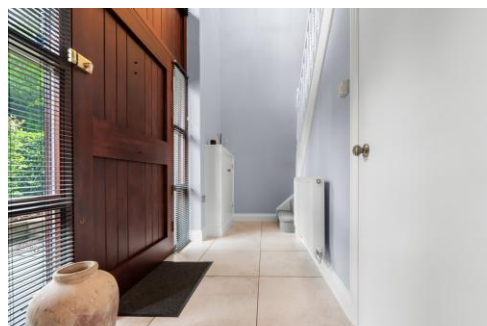
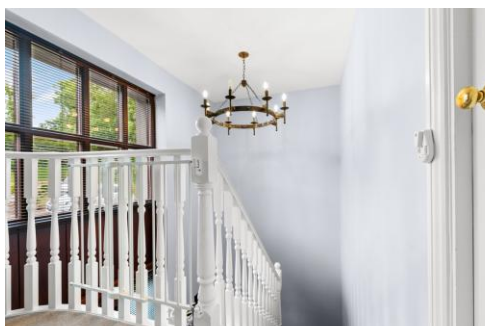
REAR GARDEN

A delightful good size sunny south facing rear garden with large Indian sandstone paved patio leading onto an area of lawn. Enclosed by timber fencing. Timber shed. Gate to rear. Electric sockets. Outside lighting.

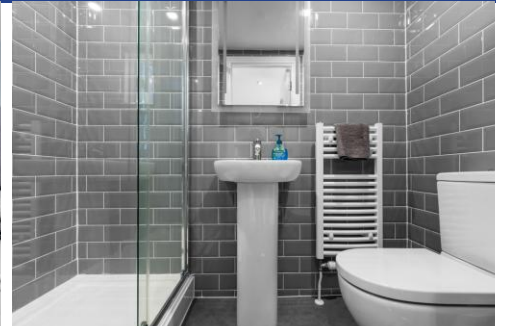
FRONT GARDEN

Large decorative stone driveway with number ours car parking spaces. Large area of lawn and hedgerow to other side of driveway.

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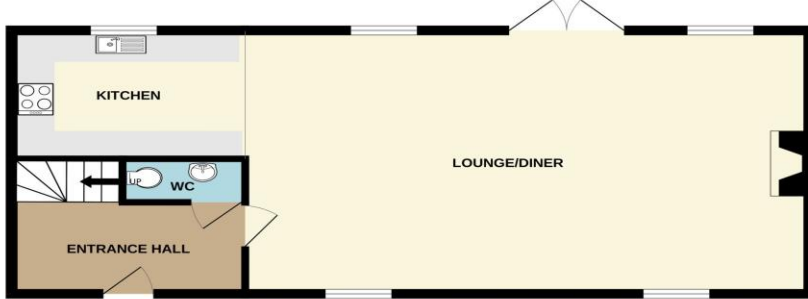


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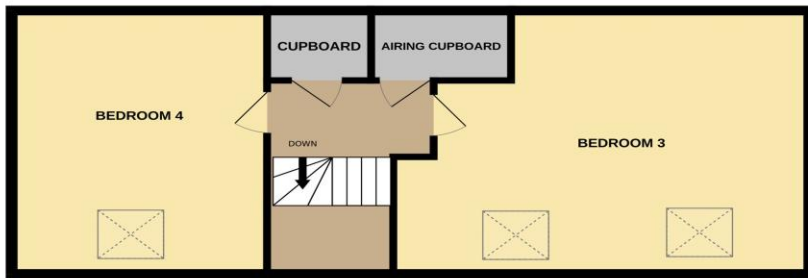
GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



2ND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1914 sq.ft. (177.8 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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