



**HENSTAFF MEWS**  
**LLANTRISANT ROAD**  
**GROESFAEN**  
**PONTYCLUN CF72 8NG**

ASKING PRICE OF  
**£775,000**



**SEMI DETACHED PROPERTY**



**4**



**3**



**5**



**2**

**\*\* EXCEPTIONAL FOUR BEDROOM SEMI DETACHED CONVERTED STONE BARN \*\* 8.5M X 4.5M DETACHED GARAGE \*\* SOUGHT AFTER SETTING \*\*** A truly unique, exceptionally spacious four bedroom semi detached traditional converted stone barn with much character and versatile accommodation including an adjoining office with independent entrance and its own cloakroom. The property comprises a spacious hallway, cloakroom, large lounge with wood burner, sizeable garden room with doors to the rear garden, neat fitted kitchen with an abundance of storage. To the first floor are four bedrooms, with an ensuite cloakroom, ensuite bathroom and a separate family bathroom. Oil powered heating. The adjoining office boasts independent entrances from front and rear with its own cloakroom. Side courtyard. Paved patio and lawned enclosed rear garden. Detached triple garage. Parking to front. The property is located in a private rural location. EPC Rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX : 2,294 SQ.FT.**

**VIEWING: 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

15' 9" x 9' 5" (4.82m x 2.88m)

Approached via a wider than average wood panelled entrance door with obscured glass windows to upper part leading to the spacious entrance hallway. Staircase to first floor. Under stairs storage cupboard house the 'Worcester' oil powered boiler. Radiator.

#### CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splash back. Tiled flooring. Obscured glass window to front. Radiator.

#### LOUNGE AND DINER

26' 8" x 15' 10" (8.13m x 4.83m)

An excellent sized primary reception with windows to front. Stone and brick built fireplace with inset cast iron wood burner. Ample space for family seating and dining. Double door access from hallway. Two doors to rear sitting room.

#### GARDEN ROOM

31' 9" x 12' 4" (9.68m x 3.78m)

Overlooking the lawned rear garden, an excellent sized second reception with windows to rear and side. Door to keyblock patio and double doors to rear. Four velux windows to roof pitch. Three radiators.

#### KITCHEN AND BREAKFAST ROOM

15' 10" x 14' 4" (4.83m x 4.37m)

Well appointed along four sides in woodgrain effect finish panelled fronts beneath granite worktop surfaces. Inset two bowl stainless steel sinks. Inset four ring 'AEG' induction hob with cooker hood above and 'Neff' oven below. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Matching range of eye level wall cupboards. Quality tiled flooring. Ample space for large family breakfast table. Two windows to rear and window to side. Wider than average, stable style door to side courtyard. Recessed spot lights. Radiator.

#### OFFICE

19' 5" x 15' 10" (5.92m x 4.83m)

An impressive home office with independent entrances from front and rear. Windows to front. Tall vaulted ceiling with feature exposed beam. Two radiators. Door to cloakroom.

#### CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splash back. Obscured glass window.

#### FIRST FLOOR

#### LANDING

Approached via a full turning spindle staircase. Doors to all rooms. Loft access. Window to rear.

#### BEDROOM ONE

14' 6" (max) x 13' 8" (4.42m x 4.17m)

A good sized primary bedroom with panoramic views. Doors to airing cupboard and ensuite. Built in storage to one side. Windows to rear and side. Radiator.



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## ENSUITE

7' 3" x 3' 8" (2.22m x 1.12m)

A white suite comprising of low level wc and vanity wash hand basin with chrome mixer tap. Full wall tiles. Extractor fan. Chrome heated towel rail. Window to front.

## BEDROOM TWO

15' 9" x 10' 11" (max)(4.82m x 3.35m)

Another good sized bedroom currently used as a dressing room. A range of wardrobes to one side. Door to ensuite. Original arrow slit window to front adding a delightful character feel. Additional window to rear with scenic views. Two radiators.

## ENSUITE TWO

6' 9" x 4' 9" (2.06m x 1.46m)

A modern suite comprising of low level wc, wash hand basin with chrome mixer tap and storage below. Inset tiled bath with overhead shower and folding glass screen. Full wall tiling. LVT flooring. Recessed spotlights. Extractor fan. Chrome heated towel rail. Window overlooking rear.

## BEDROOM THREE

13' 1" x 7' 4" (4.01m x 2.26m)

A third bedroom. Two windows overlooking the front approach. Radiator.

## BEDROOM FOUR

11' 8" x 7' 3" (3.58m x 2.23m)

Window overlooking the front approach. Radiator.

## FAMILY BATHROOM

8' 11" x 4' 9" (2.72m x 1.47m)

A white suite comprising of low level wc, pedestal wash hand basin, panelled shower cubicle with sliding doors. Full travertine wall and floor tiles with mosaic style border. Chrome heated towel rail. Extractor fan. Obscured glass window to rear.

## OUTSIDE

### REAR GARDEN

Large keyblock paved patio leading onto well tended areas of lawn. The garden is well enclosed by brick and stone built walls. Neat raised beds of plants, shrubs and maturing palm. Outside tap. Gate giving access to side courtyard.

### SIDE COURTYARD

Key block paved courtyard enclosed by stone and brick built wall with entrance gate.

## FRONT PAVING AREA

Wide Key block pathway to front. Paved pathway to front door.

## TRIPLE GARAGE

27' 11" x 15' 0" (8.51m x 4.59m)

With double up and over electric door access. Power and lighting. Upvc door to side courtyard.

## ADDITIONAL INFORMATION

The property is situated in a gated community.

New STP unit located on the neighbouring land behind the rear garden with full easement rights to access the unit.

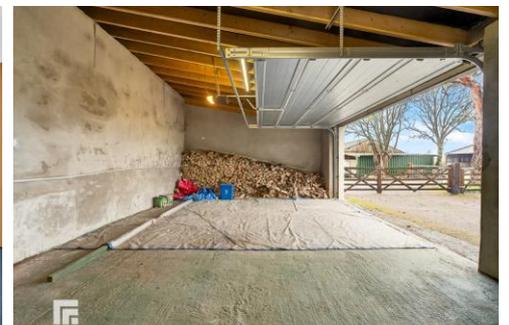
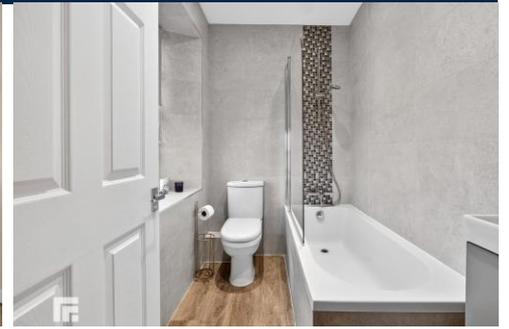
Oil powered heating. Oil tank located to the rear of the garden.



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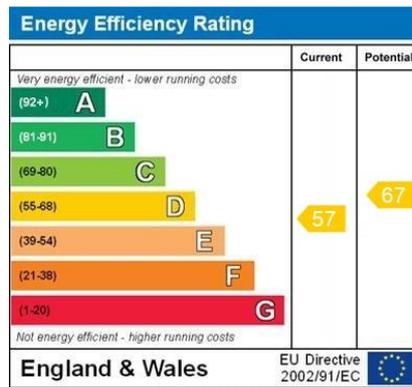
GROUND FLOOR  
1493 sq.ft. (138.7 sq.m.) approx.

1ST FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 2294 sq.ft. (213.1 sq.m.) approx.

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Made with floorplan 02025



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