



Glan Creigiau, Groesfaen Pontyclun CF72 8RU

welcome to

Glan Creigiau, Groesfaen Pontyclun

Your Dream Family Home! An Executive Detached Residence Positioned On An Envious Plot, With A Wealth Of Internal Accommodation And Two Storey Extension.

Entrance Hall

Via front door, built in storage, radiator, doors to all rooms

Cloakroom - W/C

Comprising low level w/c, wash basin, radiator

Reception Room One

22' widest x 11' 1" widest (6.71m widest x 3.38m widest)
Double glazed window to front aspect, radiator, electric fire, double glazed doors to rear

Reception Room Two

14' widest x 9' widest (4.27m widest x 2.74m widest)
Double glazed window to rear aspect, radiator

Reception Room Three

17' 1" widest x 13' widest (5.21m widest x 3.96m widest)
Double glazed windows to front and rear aspect, radiator

Kitchen/Diner

22' widest x 16' widest (6.71m widest x 4.88m widest)
Range of wall and base units, work surfaces, breakfast bar, space for dining table and appliances, double glazed windows to front and rear aspect

Utility Room

Wall and base units, gas boiler, double glazed window and door to rear garden

Ground Floor Vestibule

Obscure double glazed door, built in storage, radiator

First Floor Landing

Stairs from ground floor, doors to all rooms

Bedroom One

14' widest x 10' 1" widest (4.27m widest x 3.07m widest)
Double glazed window to rear aspect, radiator, door to en-suite

Walk In Wardrobe

Storage space and obscure double glazed window to front aspect

En-Suite

Four piece comprising; Bath, shower, wash basin, low level w/c. Obscure double glazed window to front aspect and heated towel rail

Bedroom Two

18' widest x 9' widest (5.49m widest x 2.74m widest)
Two double glazed windows to rear aspect, built in storage, radiator

Bedroom Three

11' 1" widest x 10' 1" widest (3.38m widest x 3.07m widest)
Double glazed window to rear aspect, radiator

Bedroom Four

11' 1" widest x 11' widest (3.38m widest x 3.35m widest)
Double glazed window to front aspect, built in storage, radiator

Bedroom Five

18' widest x 14' widest (5.49m widest x 4.27m widest)
Three Velux style double glazed windows, built in storage, radiator, door to en-suite

En-Suite 2

Via bedroom five, Shower, vanity wash basin, low level w/c. Double glazed Velux style window and heated towel rail





Front Garden/Driveway

Laid mainly to lawn, mature trees and shrubbery, paved driveway with dropped kerb

Rear Gardens

Generous plot, laid mainly to lawn, paved seating area, flower beds, side access, boundary walls and fences

Outbuilding

9' 1" x 8' (2.77m x 2.44m)

Double glazed windows, mains power and lighting



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welcome to

Glan Creigiau, Groesfaen Pontyclun

- Executive Detached House In A Sought After Location
- Unique Two Storey Extension
- Multiple Reception Rooms And Open Plan Kitchen/Diner
- Five Bedrooms
- Family Bathroom And Two En-Suite Shower Rooms

Tenure: Freehold EPC Rating: C

£650,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
TBG109831 - 0002

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