



**Glan Creigiau, Groesfaen Pontyclun CF72 8RU**



**welcome to**

## **Glan Creigiau, Groesfaen Pontyclun**

An Executive Detached Residence Positioned On An Envious Plot, With A Wealth Of Internal Accommodation And Two Storey Extension. Your Dream Family Home! The natural choice for any professional family looking for their perfect forever home.

### **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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## 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](http://www.focalagent.com)

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