



**Glebe Cottage Main Road, Groesfaen Pontyclun CF72 8NQ**

**welcome to**

## **Glebe Cottage Main Road, Groesfaen Pontyclun**

Full Of Characterful Features And Benefiting From An Impressive Southerly Facing Garden With Off Street Parking, This Unique Cottage Is Sure To Impress!

### **Entrance Porch**

Via front door and leading to reception room

Southerly facing and laid mainly to lawn, rear access, enclosed by boundary walls and fences

### **Reception Room**

20' widest x 13' widest ( 6.10m widest x 3.96m widest )  
Double glazed window to front aspect, radiator, storage, stairs to first floor

### **Off Street Parking**

Via rear access lane

### **Kitchen**

12' widest x 9' 1" widest ( 3.66m widest x 2.77m widest )  
Range of base units, wooden work surfaces, oven and electric hob, dishwasher, storage, double glazed window and door to rear garden

### **Bathroom**

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Heated towel rail and obscure double glazed window to rear aspect

### **First Floor Landing**

Stairs from ground floor, loft access, doors to all rooms

### **Bedroom One**

Double glazed window to front aspect, radiator, freestanding wardrobes

### **Bedroom Two**

12' 1" widest x 7' 1" widest ( 3.68m widest x 2.16m widest )  
Double glazed window to rear aspect, radiator

### **Bedroom Three**

12' widest x 7' 1" widest ( 3.66m widest x 2.16m widest )  
Double glazed window to rear aspect and double glazed Velux style window, radiator, note that there is a 'flying freehold' on this room, your conveyancer should be advised

### **Rear Gardens**



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)

welcome to

**Glebe Cottage Main Road,  
Groesfaen Pontyclun**

- Period Style Cottage With No Onward Chain
- Generous Southerly Facing Gardens Laid Mainly To Lawn
- Useful Off Street Parking To Rear
- Spacious Reception Room And Separate Kitchen
- Stylish Bathroom With Three Piece Suite

Tenure: Freehold EPC Rating: D

**£275,000**



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Property Ref:  
TBG110015 - 0002

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