



Glebe Cottage Main Road, Groesfaen Pontyclun CF72 8NQ

welcome to

Glebe Cottage Main Road, Groesfaen Pontyclun

No onward chain! 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



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

£250,000



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Property Ref:
TBG110015 - 0004

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