



Bryn Creigiau, Groesfaen PONTYCLUN CF72 8RT

welcome to

Bryn Creigiau, Groesfaen PONTYCLUN

Having Undergone Numerous Recent Updates And Situated In A Peaceful Location Surrounded By Greenery. A Stunning Detached House In A Prime Location.

Entrance Hall

Via double glazed front door, double glazed windows to side, tiled flooring, radiator, stairs to first floor and doors to all rooms

Reception Room

14' 10" widest x 13' 2" widest (4.52m widest x 4.01m widest)
Double glazed bi-fold doors, radiator, gas fire

Reception Room Two

12' 5" widest x 8' 1" widest (3.78m widest x 2.46m widest)
Double glazed windows to front and side aspects, tiled flooring, radiator, fitted storage cupboards

Kitchen/Diner

24' 7" widest x 8' 5" widest (7.49m widest x 2.57m widest)
Range of wall and base units, work surfaces, sink and drainer, oven and electric hob with cooker hood over, double glazed window to front aspect, radiator, tiled flooring, space for dining table, double glazed window to front aspect, double glazed door to side and access to conservatory

Conservatory

11' 5" widest x 11' 2" widest (3.48m widest x 3.40m widest)
Double glazed windows to rear and side aspect, tiled flooring

Cloakroom - W/C

Comprising low level w/c, vanity wash basin, extractor fan

First Floor Landing

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

Bedroom One

12' 10" widest x 11' 11" widest (3.91m widest x 3.63m widest)
Double glazed window to front aspect, radiator, fitted storage units

En-Suite

Three piece suite comprising; Shower, vanity wash basin, low level w/c. Obscure double glazed window and heated towel rail

Bedroom Two

13' 1" widest x 8' 3" widest (3.99m widest x 2.51m widest)
Double glazed window to front aspect, radiator, fitted cupboard and wardrobes

Bedroom Three

11' 4" widest x 8' 3" widest (3.45m widest x 2.51m widest)
Double glazed window to rear aspect, radiator, wardrobes

Bedroom Four

11' 6" widest x 6' widest (3.51m widest x 1.83m widest)
Double glazed window to rear aspect, radiator

Bathroom

Three piece suite comprising; Bath with shower attachment, vanity wash basin, low level w/c. Obscure double glazed window and heated towel rail

Driveway

Paved driveway with space for multiple vehicles

Rear Gardens

Laid mainly to lawn, paved seating area, mature shrubbery, side access, boundary fences



Ground Floor

First Floor

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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Bryn Creigiau,
Groesfaen PONTYCLUN

- Executive Detached House At The End Of A Small Cul-De-Sac
- Two Reception Rooms
- Open Plan Kitchen/Diner And Conservatory Extension
- Four Bedrooms
- First Floor Bathroom, En-Suite, Ground Floor W/C

Tenure: Freehold EPC Rating: D

£485,000



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Property Ref:
TBG109898 - 0003

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allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,
Mid Glamorgan, CF72 8AE



allenandharris.co.uk