





## 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

rooms

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

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

#### **En-Suite**

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

### **Bedroom Two**

fitted storage units

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

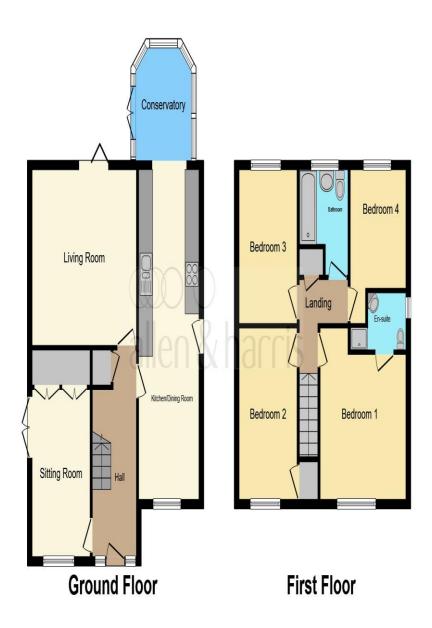
## Driveway

Paved driveway with space for multiple vehicles

## Rear Gardens

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

## **Bedroom One**



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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