



SYCAMORES

**hrt**  
herbert r thomas

Sycamores  
Penygroes  
Groesfaen, CF72 8PA  
[hrt.uk.com](http://hrt.uk.com)

# Sycamores

Guide Price £775,000

Renovated to the very highest of standards, this spacious five double bedroom detached executive family home is located in the sought-after and conveniently located village of Groesfaen.

Impressive, detached five double bedroom executive family home

Renovated to the highest of standards with high quality fixtures and fittings throughout

Contemporary open plan living

Modern German Built, fitted kitchen with integrated appliances

Landscaped south facing rear garden

Far-reaching countryside views to front and rear

Off road parking and integral double garage

Convenient location just minutes from Junction 34 of the M4



© South Wales Property Photography



© South Wales Property Photography

© South Wales Property Photography



This beautifully presented, spacious, five double bedroom, executive family home has undergone recent renovation. It offers spacious and well appointed accommodation throughout, finished to the highest of standards.

The accommodation briefly comprises an impressive ENTRANCE HALLWAY, (16'6" x 8'6") with high vaulted ceiling to the gallery landing. The hallway has large ceramic stone effect tiled flooring which continues throughout the ground floor accommodation. The hallway, lounge, dining area and kitchen offer contemporary open plan living. Within the LOUNGE, (16'4"x17') is a modern 'Contura' wood burning stove set on a slate hearth. The lounge and dining areas benefit from underfloor heating in addition to the central heating system. The dining area has French doors, flanked by windows giving access and views into the rear garden. The KITCHEN/DINING ROOM, (10'10" widening to 14'4" x 33'02") with two windows and a glazed stable door to rear, has a Kutchenhaus,

modern fitted kitchen which offers an extensive range of matt grey, base, wall mounted and larder units with quartz work surface and oak effect breakfast bar area. Integrated appliances include two Neff ovens with plate warmer units below, induction hob with cooker hood over and two dishwashers. The spacious UTILITY ROOM, (9'5"x10'11") has a fitted range of white matt, base and wall mounted units with space and plumbing for white goods. The ground floor CLOAKROOM, has a two-piece suite with tiling to dado height.

The integral DOUBLE GARAGE, (16'4"x17'2") has a remote-controlled double door from the driveway. It is currently used as a home gym with painted floor and walls and benefits from power and lighting. There is potential to convert into additional living accommodation subject to planning.

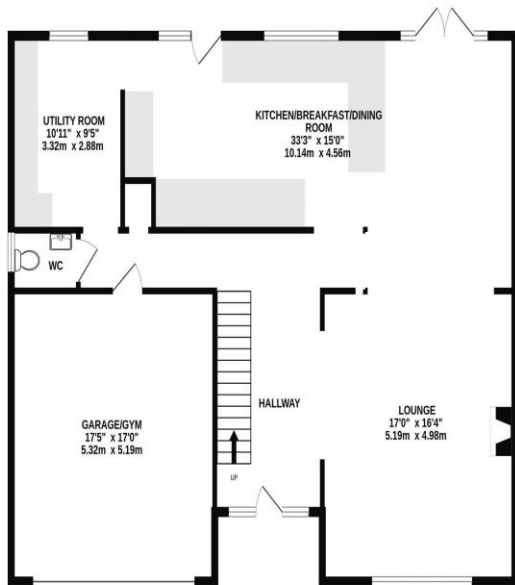
The first floor gallery LANDING overlooking the entrance hallway, has an airing cupboard housing a modern gas fired

central heating boiler with storage space. The property boasts five double bedrooms, all benefiting from built-in wardrobe cupboard space. BEDROOM ONE, benefits from a beautiful EN-SUITE SHOWER ROOM, with walk-in shower area with rainfall and handset showers. Bedroom one and BEDROOM TWO, (14' to built-in wardrobes x 10'7") are located at the front of the property and enjoy far-reaching views over neighbouring properties. BEDROOM THREE (9' x 14'), BEDROOM FOUR, (8'9"x15'8") and BEDROOM FIVE, (10'4"x11'1") are located at the rear of the property and enjoy far-reaching views into the Vale of Glamorgan. The FAMILY BATHROOM, has a white four piece suite, which includes a panel bath plus walk-in shower cubicle with a mains power shower fitted.

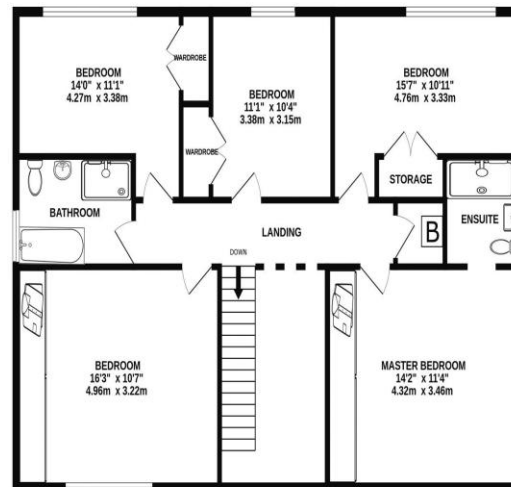
Outside to the front of the property is a paved driveway with parking space for two vehicles plus a low maintenance, ornate gravel forecourt. To the rear is an enclosed south facing landscaped garden which enjoys the sun throughout the day. A large flagstone laid patio extends out onto a lawn, bordered by raised shrub and flower borders. A further flagstone laid, covered entertainment area has fitted granite work surfaces for an outdoor kitchen area. Beyond this is a large decked patio. The garden benefits from power and lighting and has a remote control sun awning extending from the house.

To the side of the house is a low maintenance, gravelled area with wood store and Garden Equipment shed.

GROUND FLOOR  
1323 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR  
1191 sq.ft. (110.6 sq.m.) approx.



TOTAL FLOOR AREA : 2514 sq.ft. (233.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023





© South Wales Property Photography



© South Wales Property Photography

### Directions

From Junction 34 of the M4, travel North signposted Llantrisant. At the traffic lights turn right and proceed into Groesfaen. Turn left into Pen Y Groes, turn right, where Sycamores is the first property on your right hand side.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity  
Council Tax Band H  
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

### Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.





© South Wales Property Photography



© South Wales Property Photography



© South Wales Property Photography



© South Wales Property Photography