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herbert r thomas

5 Glan Creigiau

Groesfaen, Pontyclun, CF72
8RU

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Asking price **£625,000**

A rare opportunity to purchase a modern four bedroom detached family home, situated in an enviable location with open views to front, landscape side and rear garden plus adjoining paddock.

Modern four bedroom detached family home

Adjoining paddock measuring approximately 0.6 of an acre

Ample off-road parking and detached double garage

Landscaped terraced rear garden

Edge of village location

Remodelled accommodation with generous sized through lounge plus open plan kitchen/dining room

Utility room and ground floor cloakroom

Four bedrooms to first floor. Bedrooms, one two and three with fitted wardrobe units, bedroom one with en-suite bathroom

Potential to extend, subject to planning permission

First time to market since new





Located in an enviable position at the head of a peaceful cul-de-sac on the periphery of Groesfaen Village, this well presented four bedroom detached family home is sold with an adjoining paddock measuring 0.6 Acres.

The well presented accommodation comprises: An ENTRANCE HALL with stairs rising to the first floor. Laminate wood flooring continues via glazed French doors into the open plan KITCHEN/DINING ROOM, (9'1" widening to 12'4" x 19'8" max) French doors and window to rear enjoying views and giving access to the rear garden, plus further glazed door to side. This light and airy room offers a fitted range of cream 'Shaker' style base, larder and wall mounted units. Integrated appliances include double oven, halogen hob with retractable cooker hood over, dishwasher, fridge/freezer plus separate baseline fridge. Glazed French doors lead through to the generous sized dual aspect LOUNGE, (11'8" x 22') with box bay window to front, enjoying far reaching countryside view and french doors giving access and views into the rear garden. An open

doorway from the kitchen leads into the UTILITY ROOM, (5'3" x 8'8") which has a continuation of the same style base, larder and wall units as the kitchen. Single drainer sink unit with mixer tap over. Integrated washing machine. Modern Worcester gas central heating boiler. Finally off the entrance hall is a CLOAKROOM, housing a white two-piece suite with storage unit below the sink.

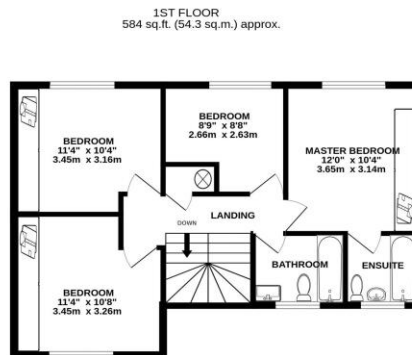
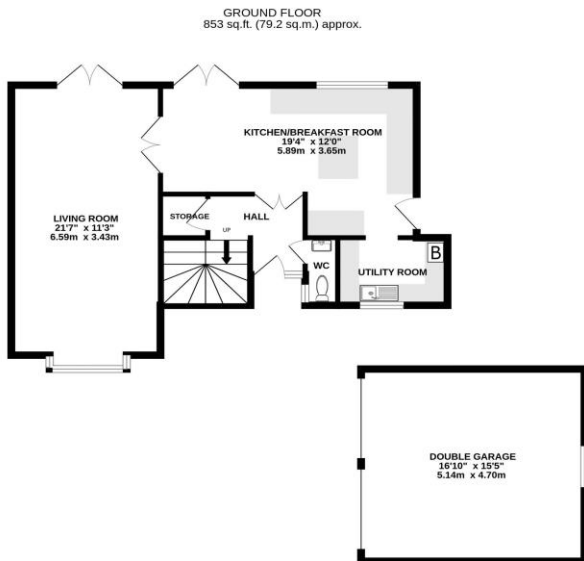
The first floor LANDING, with window to front, has an airing cupboard housing the hot water tank and shelving. Loft inspection point. The property has four bedrooms, three of which are generous sized double bedrooms, all benefiting from built-in wardrobes. BEDROOM ONE, (8'10" to built-in wardrobes x 12'4"), BEDROOM TWO, (9'9" to built-in wardrobes x 10'9" max) and BEDROOM FOUR, (6'6" widening to 9'1" x 9') enjoy views over the landscaped rear garden and into the adjoining paddock. Bedroom one also benefits from an EN-SUITE BATHROOM, (6' x 6') with a white three-piece suite which includes a mains power shower over a panel bath,

with full tiling to floor and walls. BEDROOM THREE, (9'9" to built-in wardrobes x 11'1" max) enjoys far-reaching countryside views to front. The family BATHROOM, (6' x 7'2") has a white three-piece suite which includes a mains powered shower over a panel bath and has full tiling to floor and walls.

Outside to the front of the property is a large driveway offering parking space for several vehicles ahead of a detached DOUBLE GARAGE, (15'11" X 17') A lawned garden is bordered by overlap fencing and has mature shrub borders and outside lighting. Between the driveway and the house is an Indian sandstone laid patio which extends into the side and rear garden.

To the rear is a mature, landscaped terrace garden. Steps from the patio area lead up to a two tiered lawn garden with shrub and flower borders. Steps from the second tier lead up to two further patio areas, one with Gazebo.

To the side of the garden is a paddock measuring approximately 0.6 of an acre, which is bordered by stock proof fence and mature hedgerow. The current owners have used it as an extension to their garden with space available for children and grandchildren to play ball games.



TOTAL FLOOR AREA: 1437 sq.ft. (133.5 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.
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Directions

From junction 34 of the M4, travel north signposted Llantrisant. At the traffic lights turn right and continue on this road into Groesfaen. Take the second left into Y Parc. Take the second left onto Heol-Yr-Haul, then right onto Bryn Creigiau. Turn left onto Glan Creigiau and No. 5 is found at the head of the cul-de-sac.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band G
EPC Rating

Viewing strictly by
appointment through
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AWAITING EPC

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