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10 Bryn Creigiau
Groesfaen, Pontyclun, CF72
8RT

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10 Bryn Creigiau

Guide Price £550,000

Beautifully presented extended four bedroom detached family house in unusually private location with views over open fields to rear.

Immaculate extended detached four bedroom house

Entrance hall and cloakroom, TV lounge and study, open plan kitchen breakfast and sitting room extending into a substantial orangery

4 bedrooms, 2 en-suite and family bathroom

Private driveway approach with extensive parking

Integral single garage and utility room

Very private lawned and paved rear garden with open fields to the rear





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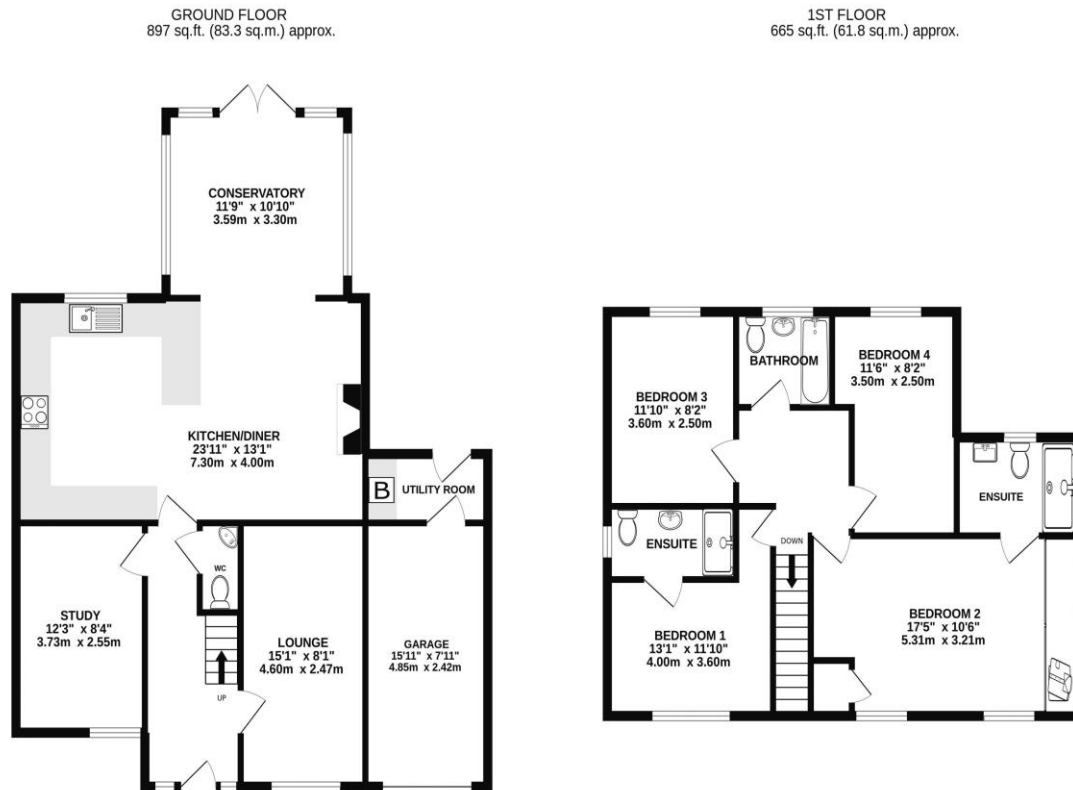
Attractive composite entrance door with glazed side panels to HALLWAY (15'4" x 6'3"), timber effect and marble tiled floor with staircase. CLOAKROOM (5'3" x 2'5"), modern white low level WC and corner wash hand basin, fully tiled to walls. TV LOUNGE (15'2" x 8'2"), pendant light and modern double glazed window to front driveway. STUDY/ MUSIC ROOM (12'3" x 8'4"), double glazed window to private front parking area. Large open plan KITCHEN BREAKFAST/ SITTING ROOM (23'10" x 12'1"), kitchen area with 'Shaker' style range of base and wall cupboards, timber wood block work surface and breakfast bar with inset one and a half bowl sink and drainer, integrated dishwasher, fridge freezer and wine chiller, double glazed window to rear elevation, open

plan to a comfortable sitting room with recessed wood burning fire on a slate hearth leading to a lovely rear ORANGERY (11'6" x 11'6") timber effect floor, double glazed window and french doors to private rear garden, pitched glazed roof.

'L' shaped LANDING, exceptional MASTER BEDROOM (16'8" into wardrobes x 13'), double glazed window to front elevation, built in wardrobes. High quality modern EN-SUITE SHOWER ROOM (9' max x 5'3"), fully tiled walk in shower with glazed panel, white low level WC and wash hand basin with vanity drawers, timber effect floor, chrome heated towel rail and frosted double glazed window. BEDROOM 2 (11'10" x 13'3" max), generous double bedroom, double glazed Upvc window to front elevation, an ideal guest room with EN-SUITE SHOWER ROOM (8' x 4'2"), fully tiled to floor

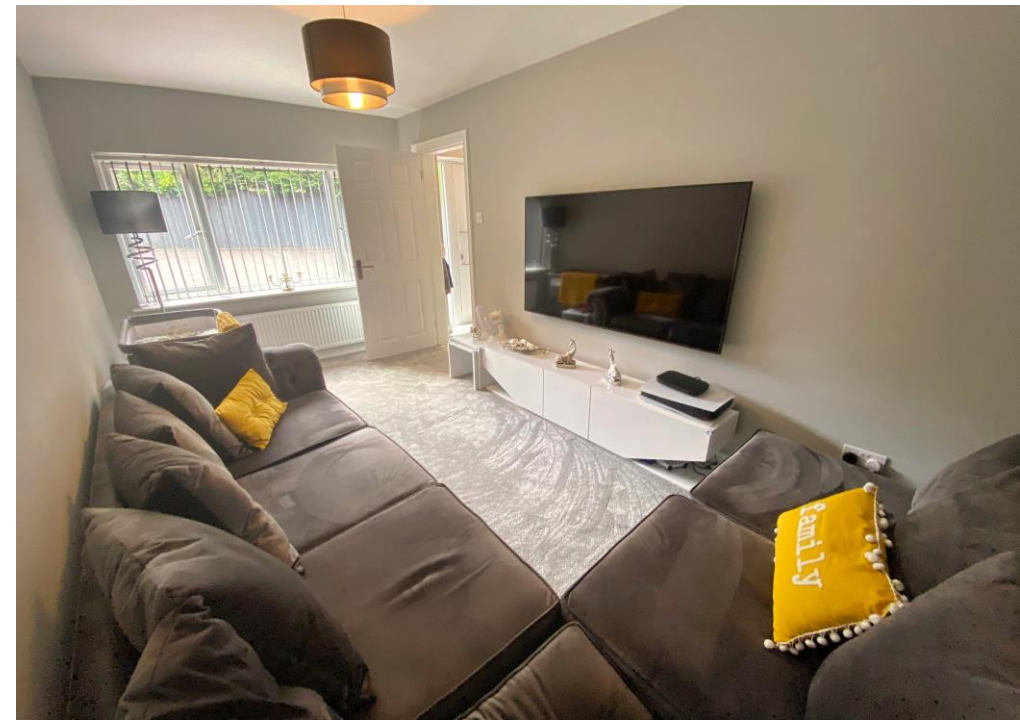
and walls, white low level WC, wash hand basin with vanity cupboard and shower cubicle with glazed entry door and electric shower attachment. BEDROOM 3 (11'4" x 8'3") and BEDROOM 4 (11'3" x 8'1"), both with double glazed windows overlooking rear garden and delightful countryside views beyond. FAMILY BATHROOM (8'2" x 7'2"), modern white suite including double ended bath, low level WC, wash hand basin with vanity cupboard and deep walk-in shower cubicle with glazed entry door and mains shower attachment, frosted double glazed window to rear, loft hatch with retractable ladder to attic space.

The property is not approached directly off the street, but has its own private tarmaced driveway entrance which extends into a wide brick pavia parking area to the front of the property, outside lighting, integral SINGLE GARAGE (15'6" x 8'2"), electric up and over door, insulated floor and plumbing to aid future potential conversion into additional residential space. Door to UTILITY/ BOILER ROOM (8' x 4'3"), fitted base cupboard, roll top work surface with stainless steel sink, space and plumbing for washing machine and modern wall mounted combination boiler. Rear garden combines shaped lawn with paved and decked sitting areas, useful timber framed garden shed to remain. Outside water, light and power.



TOTAL FLOOR AREA: 1562 sq.ft. (145.1 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.





Directions

Travelling from Junction 34 of the M4, travel in a Northerly direction towards Llantrisant. At the first set of traffic lights turn right for Groes Faen. On entering Groes Faen, take the second left off the main road onto Y Parc. Bear right and turn left into Heol Yr Haul, then right into Bryn Creigiau.

Tenure

Freehold

Services

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

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

