



hrt
herbert r thomas
hrt.uk.com

Barn at Gadairwen House
Peterston Road
Groesfaen, Pontyclun, CF72 8NU

Barn at Gadairwen House

Offers in Excess of £700,000

An impressive five bedroom barn conversion, offering spacious living and bedroom accommodation, situated in a semi rural location but with excellent commuting options via major transport links

Spacious five bedroom barn conversion

Impressive, living and bedroom accommodation. Finished to the highest of standards.

Panaramic, far-reaching countryside views

Semi rural location on the periphery of Groesfaen village offering excellent commuting options

High vaulted ceilings with visible roofing timbers to the first floor, living accommodation

Ample off-road parking

Enclosed lawned garden

Viewings highly recommended

Vacant possession, and no ongoing chain





This spacious, well appointed five bedroom barn conversion is situated in a semi rural location on the periphery of Groesfaen village, which offers excellent commuting options via major transport links. Converted by the current owners, the property allows the first floor living accommodation to enjoy the far-reaching countryside views on offer.

The accommodation briefly comprises of an entrance HALL (12'4" X 7'4") with floor to ceiling, fixed windows to front enjoying views into the Vale of Glamorgan. The reception entrance HALLWAY (11'6" X 19'7") has a modern, light oak and glazed balustrade staircase rising to the first floor gallery landing. The hallway has four windows and a glazed stable style door, giving access and views into the rear garden. The hallway has acrylic stone effect, tile flooring which enjoys underfloor heating throughout. BEDROOM ONE (13'8" x 15'6") is a large double bedroom with glazed French doors flanked by windows, enjoying far-reaching views. It has dark wood affect acrylic tiled flooring and benefits from an EN-SUITE SHOWER

ROOM (4'11" x 9'7") with fully tiled shower area, fitted glazed shower screen plus rainfall and handset showers. BEDROOM TWO (13'11" x 10'5") and BEDROOM THREE (13'10" x 9'5") have use of the shared 'Jack n Jill' EN-SUITE SHOWER ROOM (3'5" x 10'3") which has a white three-piece suite, including a double shower cubicle with electric shower fitted. The night hallway gives access to BEDROOM FOUR (9'6" x 13'11") and BEDROOM FIVE (10'5" widening to 13'11" x 9'6"), both are dual aspect. Bedroom four has windows to front and side, bedroom five has windows to side and rear. The FAMILY BATHROOM (10'11" x 9'4") offers a wet room area with fixed glazed shower screen plus rainfall and handset showers, double ended panel bath, low-level WC and sink unit with extensive tiling to walls. The UTILITY ROOM has a fitted rolltop worksurfaces with space below for white goods plus wall mounted storage cupboards. Door into boiler room, housing central heating boiler, pressurised hot water tank and electric fuse box.

The impressive first floor gallery LANDING/ DINING AREA (26'9" x 12'5" widening to 18'6") has high vaulted ceilings with visible roofing timbers. Floor-to-ceiling windows to front aspect enjoy far-reaching views into the Vale of Glamorgan. Engineered oak wood flooring continues throughout the whole of the first floor. Semi open plan into the large, light and airy LOUNGE (24' x 13'8" widening to 26'4" max) which has French doors and windows to front and rear aspects. SITTING ROOM/ BEDROOM 6 (11'4" x 14'4") has a window to side and has potential to be a first floor bedroom. The STUDY (9'5" x 7'8") benefits from an EN-SUITE CLOAKROOM housing a two-piece suite and window to rear. The large KITCHEN/ BREAKFAST ROOM (17'6" x 19'5") is triple aspect, with windows to front, rear and side. It offers an extensive range of cream base and wall mounted units and additional island unit with black granite worksurfaces and splashback over. Integrated double oven, induction hob with hood over and space and plumbing for further white goods.

Outside, to the front of the property is a paved forecourt offering ample parking for several cars. To the rear is a lawned garden bordered by laurel hedge rows, with a paved patio plus detached garden storage shed.

GROUND FLOOR



1ST FLOOR



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





Directions

From Junction, 34 of the M4, travel north signposted Llantrisant. At the traffic lights turn right and follow this road into Groesfaen village. Turn right at the Dynyfa Arms. After approximately 100 m turn right. Follow this road and bear right. Follow this road and take the second right, as the lane forks follow this into the courtyard where The Barn will be found.

Tenure

Freehold

Services

Mains water and electricity
Council Tax Band H
EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911
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.

