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Y Parc, Groesfaen Pontyclun  
offers in excess of £525,000

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01443 222851  
talbotareen@peteralan.co.uk

## About the property

Nestled upon a quiet hill in the quaint, sought-after village of Groes-Faen, this sprawling three-bedroom detached family home with NO CHAIN is an exceptional find. Steeped in history dating back to the 1860's, Groes-Faen exudes charm and character, including a popular public house, church and children's playground. Ideally situated within catchment for top-tier schools and local conveniences including Talbot Green Retail Park, Coppins Y Parc, has convenience at its doorstep. With seamless access to Cardiff and the M4, commuting has never been easier, maximising the luxury that is time.

Step into luxury with this exquisite layout. On the main level, you'll be greeted by a generous front-to-back lounge, perfect for relaxing or entertaining guests. The adjacent dining room offers an elegant space for hosting and the heart of the home, the kitchen, benefits greatly from the separate pantry or utility room. Excitement continues as you ascend to the first floor and discover three abundantly spacious bedrooms, each offering their own unique charm and comfort. A luxurious four piece family bathroom promises indulgent relaxation.

Outside awaits the convenience of a large 3-4 car driveway, vast double garage with an electric door and a picturesque balcony above offering glorious views over the countryside. At the rear, an immense dissected garden with stables and towering privacy completes this breath-taking property.



## Accommodation

### Entrance Hallway

9' x 9' 9" (2.74m x 2.97m)

Spacious entrance hallway with feature staircase. Door to spacious lounge to the left, dining room and kitchen straight ahead, with WC to the right.

### Living Room

21' 6" x 11' 7" (6.55m x 3.53m)

Expansive family room with feature fireplace. UPVC windows to the front and rear.

### Dining Room

11' 7" x 13' 4" (3.53m x 4.06m)

Ample dining room, perfect for hosting.

### Kitchen

10' 7" x 12' 10" max (3.23m x 3.91m max)

Fitted with a range of wall and base units with worktop over. Integral dishwasher, fridge, cooker, hob and cooker hood. Sink and tap. Window to rear. Ample space for dining table and chairs. Access hatch to dining room and door into utility room.



### Utility Room/pantry

9' 11" x 10' 9" (3.02m x 3.28m)

Fitted with a range of base units with worktop over. Plentiful storage space.

### WC

6' x 3' 6" (1.83m x 1.07m)

Low level WC and wash hand basin with window to rear.

### Landing

Stunning landing granting access to all bedrooms and family bathroom. Grand window to front offering picturesque views.

### Bathroom

9' 4" x 8' 6" (2.84m x 2.59m)

Fitted with a four piece suite comprising of bath, shower cubicle, WC and wash hand basin. Window to rear

### Bedroom One

21' 6" x 11' 6" (6.55m x 3.51m)

Extensive front to back master bedroom. UPVC window to front and rear.

### Bedroom Two

11' 7" x 13' 5" (3.53m x 4.09m)

UPVC window to rear.

### Bedroom Three

12' 10" x 13' 8" (3.91m x 4.17m)

UPVC window to front with access to balcony.

### Garage

Double garage, ample space for two vehicles.

### Outside

Convenience of 3-4 car driveway, vast double garage with an electric door. At the rear, an immense dissected garden with stables and towering privacy.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.