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Park Lane, Groesfaen Pontyclun  
£600,000

 **peter  
alan**

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## About the property

Presenting this immaculate, detached property for sale, ideally suited for families seeking a comfortable and spacious home. The house features an impressive four double bedrooms, a high-quality family bathroom, and a well-appointed kitchen. The three substantial reception rooms offer ample space for family gatherings and relaxation.

One of the striking features of this property is its pristine condition, reflecting a well-maintained and cared for home. The bedrooms are all doubles, boasting ample space for furnishings and storage, catering to the needs of a growing family or for those in need of additional workspace.

The kitchen, a chef's delight, is open-plan, bathing in natural light, and providing a warm and welcoming space for family meals or entertaining guests. The full-sized family bathroom is tastefully designed, ensuring all members of the household are catered for in terms of convenience and comfort.

The property's exterior is equally appealing, offering a lovely garden, a perfect spot for outdoor activities or al fresco dining, and a much-needed retreat for the hustle and bustle of daily life.

Situated in a highly sought-after location, the property is within easy reach of schools, local amenities and green spaces, offering a balanced lifestyle.

## Accommodation

### Living Room

23' 4" x 14' 5" ( 7.11m x 4.39m )

### Lounge

15' 11" x 8' 6" ( 4.85m x 2.59m )

### Kitchen

9' 2" x 10' 6" ( 2.79m x 3.20m )

### Diner

7' 3" x 8' 6" ( 2.21m x 2.59m )

### Play Room

6' 7" x 10' 10" ( 2.01m x 3.30m )

### Utility Room

5' 3" x 10' 6" ( 1.60m x 3.20m )

### Conservatory

12' 10" x 27' 3" ( 3.91m x 8.31m )

### Garage

10' 10" x 14' 9" ( 3.30m x 4.50m )

### Bedroom 1

16' 1" x 8' 6" ( 4.90m x 2.59m )

### Bedroom 2

12' 10" x 11' 2" ( 3.91m x 3.40m )

### Bedroom 3

9' 10" x 11' 3" ( 3.00m x 3.43m )

### Bedroom 4

9' 10" x 7' 3" ( 3.00m x 2.21m )











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**Ground Floor**



**First Floor**

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