

Park Lane, Groesfaen Pontyclun £600,000



01443 222851 talbotareen@peteralan.co.uk



peter alan

# 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 openplan, 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** 

 $12' 10'' \times 27' 3'' (3.91m \times 8.31m)$  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 )



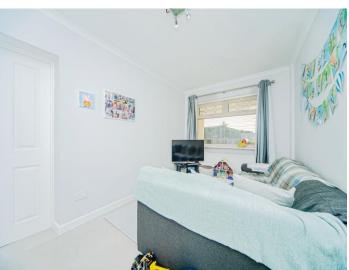






















### talbotgreen@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## **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 fitments 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.



