

**Gadairwen House Peterston Road,
Pontyclun
CF72 8NU**

Porch

Entered via large glazed doors and side panels. Tiled floor. Glazed doors lead into

Entrance Hall

A light and inviting entrance hall with tiled floors. Timber and glass panelled staircase rising to first floor landing. Doors leading off to all bedrooms, Bathroom & Utility Room. Windows to rear. Stable type timber door leads out to rear garden



Master Bedroom 13'6" x 13'3"

An excellent sized bedroom with French style glazed doors and panels offering extensive views. Door leading into:



En Suite Shower Room W.C.

Partially tiled. Suite comprising of low level W.C. Pedestal wash hand basin. Glazed walk in cubicle with mains fed mixer shower. Chrome towel rail



Bedroom Two 13'6" x 10'1"

Double bedroom. Window. Tiled floor. Door leading into Jack & Jill shared en suite shower room W.C.



Bedroom Three 13'1" x 8'11"

Good sized bedroom. Window. Tiled floor. Door leading into Jack & Jill shower room W.C

Jack & Jill Shower Room W.C.

Partially tiled. Suite comprising low level W.C. Pedestal wash hand basin. Double shower cubicle with mains fed mixer shower

Bedroom Four 13'6" x 9'3"

Large double bedroom. Tiled floor. Windows to front & side



Bedroom Five 13'6" (max) x 9'1"

Another double bedroom. Tiled floor. Window

Family Bathroom W.C. 10'6" (max) x 9'0"

A Quality fitted suite comprising low level W.C. Pedestal Wash hand basin and panelled bath. Glazed walk in cubicle with mains fed mixer shower. Windows.



Utility Room

Plumbing for washing machine. Underfloor heating controls. Door leading into

Boiler Room

Housing wall mounted gas boiler & Water cylinder

First Floor Galleried Landing

A glass galleried landing overlooking entrance hall. Large window to front offering spectacular views. Radiator. Oak floor running through the upstairs. Two windows to rear.

Double doors with access to Lounge Dining room. Door leading to kitchen breakfast room.



Lounge Dining Room 26'0" (max) x 23'7"

Superb and light room with windows & 'Juliette' balconies to front and rear. Timber floor. Radiator. Beamed ceilings.



Sitting Room 13'11" x 11'2"

A generous sized living room. Window to side. Radiator. Timber floor. Exposed vaulted ceiling



Study 8'11" x 7'6"
Being a versatile room that could be used as office, library, nurse etc...Timber floor. Door to

Cloakroom W.C.
Low level W.C. Pedestal wash hand basin. Radiator. Window

Kitchen Breakfast Room 18'11" x 16'9" (min)
An excellent sized kitchen housing a large selection of Cream base units with 'Granite' worktops , inset 1 1/2 sink and drainer, integrated induction hob with extractor hood above, Double oven. Central Island. Exposed beam and vaulted ceiling. Three bedrooms.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Front
Terraced patio. Shared courtyard parking

Rear Garden
A good sized area mainly laid to lawn enclosed by hedgerow. patio area. Lovely views



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FOR ONE WEEK ONLY! OFFERS OVER £700,000. Located Within The Village Of GrosFaen Being Handily Located For Cardiff & The M4 Motorway Can Be Found This Most Spacious Five Bedroom Converted Barn With Superb Views, The Property Is Situated At A Small Courtyard Development With Accommodation Over Two Floors. To The Ground Floor Can Be Found A Large Glazed Porch, Open Plan Hallway With Glass Balcony & Beamed Ceiling, Five Bedrooms , Family Bathroom W.C. 2 x En Suites, & Boiler Room. The First Floor Boasts A Large Galleried Landing With Stunning Views To Front, 26' x 24' Open Plan Lounge Dining Room, 19' x 19' Fitted Kitchen Breakfast Room,, 2 Further Rooms & Cloakroom W.C. Parking To Front. Private Rear Garden. Many Features To Include Beamed Ceilings Throughout. Underfloor Heating To Ground Floor. Gas Central Heating To First Floor. The Property Has Been Finished To A High Standard, Viewings Highly Recommended. EPC Rating 'C'. VIEW TODAY

£700,000 Freehold