

4 Y Parc,

Groesfaen, Pontyclun, CF72 8NP



Estate Agents and
Chartered Surveyors

Asking Price Of

£525,000



Detached Property



Property Description

**** LARGE FOUR BEDROOM DETACHED FAMILY HOME ** LARGE GARDEN ** DELIGHTFUL SETTING**

****** A bright and spacious four bedroom detached family home in the sought after village of Groesfaen. Large entrance hallway, cloakroom, spacious lounge, sizeable dining room with patio doors to the rear garden, neat fitted kitchen and breakfast room opening to sitting/play room. To the first floor are four bedrooms and a large family bath & shower room. Gas central heating, double glazing. Large patio and lawned rear garden, long driveway and lawn to front. NO CHAIN. EPC Rating: D

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,612 sq.ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the village of Groes Faen and conveniently placed for excellent road links to the M4 motorway and Cardiff via Llantrisant Road. There is a regular bus service to Pontyclun and Cardiff at twenty minute intervals. The property is also within close proximity to Pontyclun Train Station. Shopping facilities are also closeby at Talbot Green Shopping Park.

ENTRANCE PORCH

Pillared entrance porch.

ENTRANCE HALLWAY

12' 1" x 7' 9" (3.70m x 2.38m)

Approached via a uPVC entrance door leading to the spacious entrance hallway, staircase with spindle banister to first floor, low level understairs storage cupboard, window to front, herringbone wood floor flooring and radiator.

CLOAKROOM

White suite comprising low level wc, wash hand basin, obscure window to front.

LOUNGE

12' 1" x 22' 0" (3.70m x 6.71m)

A bright principal reception with window to front, patio doors to rear, feature fireplace with coal effect living flame gas fire, two radiators and double opening doors to dining room.

DINING ROOM

16' 10" x 11' 4"(max) (5.15m x 3.46m)

An excellent sized family dining room with patio doors to the rear garden, quality wood effect flooring, radiator and archway to kitchen.

KITCHEN

19' 6" x 8' 4" (5.95m x 2.55m)

Well appointed along three sides in woodgrain effect panelled fronts with chrome bar handles beneath round nosed laminate worktop surface, inset 1.5 bowl stainless sink with side drainer, monoblock mixer tap, inset four ring electric hob with cooker hood above, inset eye level oven and grill, plumbing for for washing machine, plumbing for dishwasher (please note, dishwasher no longer working), integrated fridge only, matching range of eye level wall cupboards, windows to front and side, tiled flooring, worktop breakfast bar, radiator and archway to rear reception.

SITTING/PLAYROOM

10' 3" x 9' 7" (3.14m x 2.93m)

A versatile reception with windows and french doors to rear garden, additional uPVC door to side, tiled flooring and radiator.

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FIRST FLOOR

LANDING

14' 10" x 7' 9" (4.53m x 2.38m)

Approached via a quarter turning staircase leading to a large central landing area, two windows to front, radiator and access to part boarded roof space.

BEDROOM ONE

14' 11" x 12' 1" (4.57m x 3.69m)

Overlooking the delightful rear garden, a good sized principal reception. Radiator.

BEDROOM TWO

11' 4" x 11' 1" (3.46m x 3.38m)

Aspect to rear, a second double bedroom, built out wardrobe and radiator.

BEDROOM THREE

11' 2" x 8' 5" (3.41m x 2.57m)

Overlooking the quiet street and green to front, radiator.

BEDROOM FOUR

12' 1" x 6' 7" (3.69m x 2.01m)

With large window to front, a good sized fourth bedroom. Radiator.

OUTSIDE

REAR GARDEN

Large paved patio leading onto a sizeable area of lawn to rear and side. Timber gate leading to front. Large metal shed

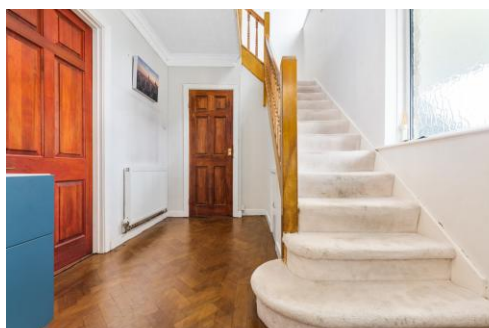
FRONT GARDEN

Wide and long driveway, area of lawn with low level stone wall to front boundary. Outside tap.

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GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 sq.m.) approx.

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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