

# 7 Bryn Creigiau,

## Groesfaen, Pontyclun, CF72 8RT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£500,000**



Detached Property

4

2

3

2

# Property Description

**\*\* IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME \*\* LARGE DRIVEWAY \*\***

An exceptionally beautifully presented four bedroom detached family house in the sought after village of Groesfaen. Entrance hallway, lounge with folding doors opening to the rear garden, modern fitted kitchen and dining room with integrated appliances, sitting room with french doors to the side patio, conservatory and cloakroom. To the first floor are four bedrooms, primary bedroom with ensuite and a separate family bathroom. Gas central heating. Double glazing. Paved patio side and rear garden with area of lawn. Lawn to front with wide keyblock driveway. EPC Rating: D

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,485 Sq.ft.**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated on the outskirts of Groesfaen and Creigiau village close to local amenities which include a public house, restaurant, primary school, post office, Tesco Express, golf club and recreational park. There are well regarded primary and secondary schools close by. The property is also ideally located to links leading to the M4 motorway and Llantrisant Retail Park.

## ENTRANCE HALL

Approached via a composite entrance door leading to the bright and spacious entrance hallway, staircase with spindle banister to first floor. Tiled herringbone effect flooring. Column radiator.

## CLOAKROOM

White suite comprising low level wc, vanity wash basin with storage below. Half height metro style tiling. Extractor fan.

## LOUNGE

14' 9" x 13' 2" (4.51m x 4.03m)

A delightful primary rear reception with tri-folding doors to the rear garden. Feature coal effect living flame gas fire. Vertical column radiator.

## SITTING ROOM

12' 5" x 8' 1" (3.81m x 2.47m)

With french doors to the side garden and large window to front. A range of handleless cupboards to one side with built in plumbing for washing machine and space for tumble dryer with a variety of additional storage. Tiled herringbone style flooring.

## KITCHEN/DINING ROOM

24' 7" x 8' 5" (7.50m x 2.57m)

Well appointed along two sides in white woodgrain effect shaker style fronts beneath stone effect laminate worktop surface. Inset stainless 1.5 bowl sink with side drainer. Inset four ring induction hob with concealed cooker hood above. Integrated eye level oven and microwave combi. Integrated fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Ample space for large family dining table with window to front. Upvc double glazed door to side. Double opening doors to the conservatory. Recessed spotlights. Column radiator.

## CONSERVATORY

10' 7" x 10' 7" (3.23m x 3.23m)

A good sized uPVC double glazed conservatory with double glazed glass roof. French doors to rear garden. Tiled flooring.

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## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Large linen cupboard with shelving.

### BEDROOM ONE

12' 9" x 11' 11" (3.91m x 3.64m)

Overlooking the quiet close, a good sized primary bedroom. Range of fitted bedroom units. Column radiator. Door to ensuite.

### EN-SUITE SHOWER ROOM

Modern white suite comprising low level wc, vanity wash basin with storage below. Shower cubicle with twin head chrome shower. Wall tiling to splash back areas. Wood plank effect tiled flooring. Obscured glass window to side. Recessed spotlights. Chrome heated towel rail.

### BEDROOM TWO

13' 1" x 8' 3" (3.99m x 2.52m)

Overlooking the entrance approach, a good sized second bedroom. Fitted wardrobes and bedside table. Built in storage cupboard with shelving. Column radiator.

### BEDROOM THREE

11' 3" x 8' 3" (3.45m x 2.52m)

Overlooking the attractive rear garden, a good sized third bedroom. Range of wardrobes to one side. Column radiator.

### BEDROOM FOUR

9' 7" x 6' 10" (2.93m x 2.10m)

Aspect to rear, a good sized fourth bedroom currently used as a dressing room with a range of fitted wardrobes and dressing table. Column radiator.

### FAMILY BATHROOM

6' 9" x 5' 5" (2.06m x 1.66m)

Quality white suite comprising low level wc, vanity wash basin with storage below, panelled bath with central taps and shower mixer. Wall tiling to half height. Obscured glass window to rear. Recessed spotlights. Tiled flooring. Chrome heated towel rail.

### REAR & SIDE GARDENS

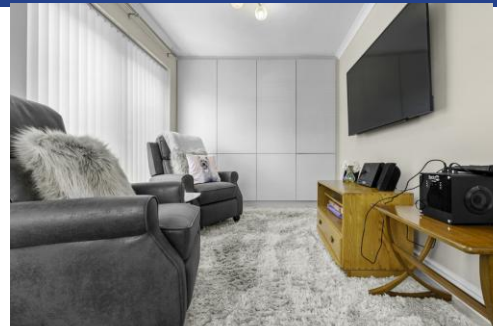
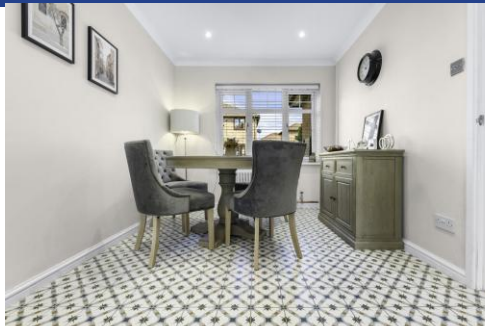
An attractive and tranquil rear and side garden with large paved patio leading onto a triangular lawn with inset beds of plants and shrubs. Enclosed by timber fencing. Outside light. Timber gate to side.

### FRONT GARDEN

Shaped area of lawn with well stocked flower beds. Wide keyblock driveway providing parking for approx 3/4 cars.

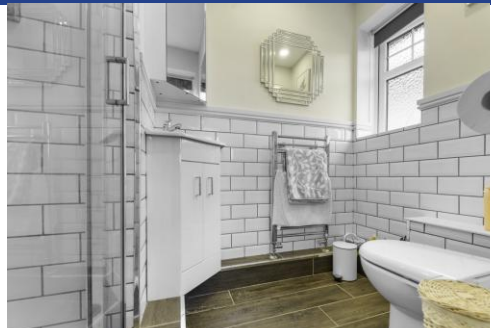
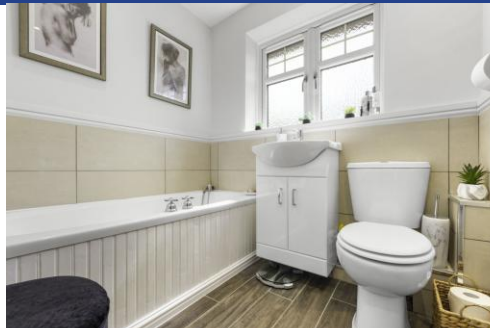
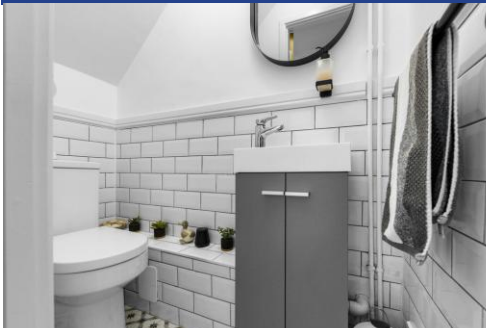


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GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1485sq.ft. (138.0 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		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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