

1 REDGATE TERRACE GROESFAEN PONTYCLUN CF72 8NN

OFFERS IN EXCESS OF

£260,000







END OF TERRACE COTTAGE









CHARMING COTTAGEEND OF
TERRACE**TWO BEDROOMS**SOUTH
FACING GARDEN**PARKING FOR TWO
VEHICLES** A beautifully presented two
bedroom cottage in the sought after area,
Groesfaen. Entered via a stable door with
porch area leading into an open plan
lounge/dining room with wood burner and
modern kitchen. To the first floor; master
bedroom, family bathroom with utility cupboard
and a second double bedroom. South facing
garden and parking for two vehicles. EPC
Rating: D

ENTRANCE

Entered via a stable style door, open porch area. uPVC window to side. Opening through to lounge/dining room.

LOUNGE/DINING ROOM

21'1" x 11'10" (6.44m x 3.62m)

A good sized open plan lounge/dining room. Wood burning stove with tiled hearth. Quality wood effect laminate flooring. Two radiators. uPVC sash window to front. Wooden, spindles staircase to first floor. Archway through to kitchen.

KITCHEN

9' 10" x 8' 7" (3.00m x 2.64m)

Double glazed composite door and uPVC double glazed window to rear. The kitchen is fitted with a range of base and eye level units incorporating ceramic sink with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Integrated dishwasher. Space for fridge/freezer. Wall mounted gas combination boiler. Tiled flooring and splash backs.

FIRST FLOOR

LANDING

Landing area with doors to all rooms. Access to loft space.

BEDROOM ONE

12'7" x 9'6" (3.84m x 2.91m)

A beautifully presented master bedroom. Built in storage cupboard. Radiator. uPVC sash window overlooking the well maintained garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 687 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

9'9" x8'9" (2.98m x2.67m)

A second double bedroom with quality wood effect laminate flooring. Radiator. uPVC sash window to rear.

FAMILY BATHROOM

7'11" x 7'10" (2.43m x 2.39m)

White suite; low level WC, wash hand basin with chrome mixer tap and vanity, bath with chrome mixer tap and shower. Built in utility cupboard with plumbing for washing machine and space for tumble dryer. Tiled flooring and splashbacks. Radiator. Extractor fan. Spotlights. Obscured glass window to rear.

OUTSIDE

FRONT

South facing, sunny garden with paved pathway leading from side gate (for access) to front door. Paved patio and area laid to lawn. Bordered by hedges, timber fence and mature shrubs. Additional seating area. Timber shed. Vegetable patch. Timber gate to side.

REAR

Entered via gravel driveway. Parking to front and side for two vehicles. Outside tap.



1 REDGATE TERRACE, GROESFAEN, PONTYCLUN CF72 8NN









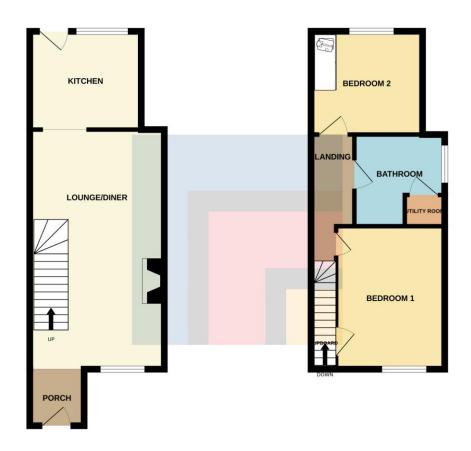






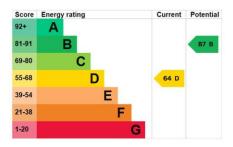
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GROUND FLOOR 354 sq.ft. (32.8 sq.m.) approx. 1ST FLOOR 334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (6.8 sq.m.) approx.

Whist evey attempt has been must be serve the excessing of the foreign contained here, measurement of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error measion or mis-statement. This plan is not initiative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been lested and no guarante as to their operability or efficiency can be given.



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