



**THE PADDOCKS**  
**GROESFAEN**  
**PONTYCLUN CF72 8LE**

GUIDE PRICE  
**£850,000**



**DETACHED PROPERTY**



**4**



**2**



**3**



**3**

**\*\* IMPRESSIVE FOUR BEDROOM DETACHED PROPERTY IN QUIET CUL-DE-SAC \*\* TASTEFULLY DESIGNED THROUGHOUT \*\* DOUBLE GARAGE WITH ELECTRIC DOOR \*\*** An opportunity to acquire this executive style four bedroom detached home set in a desirable position within the semi-rural village of Groesfaen. The accommodation briefly comprises entrance porch, hallway, lounge, study/play room, stunning bespoke kitchen into family/dining room, utility room and cloakroom/wc. To the first floor there are four bedrooms, principal with luxury ensuite and dressing room, plus the modern family bathroom. The property benefits from front and rear gardens, large driveway and a detached double garage. EPC Rating D.

#### LOCATION

Groesfaen is a sleepy little hamlet straddling the A4119 road which links Cardiff with Llantrisant. It has character and history and its integrity has been jealously protected by residents over the years. Many of the locals are known to each other and the popular country pub, the Dynevor Arms, is a focal point of the village. Groesfaen is a fantastic location.

#### ENTRANCE

Entered via block paved driveway with parking for at least 4 vehicles. EV charger. Access to double garage. Gated access to rear garden.

#### HALLWAY

16' 6" (max) x 15' 8" (5.04m x 4.79m)

Impressive entrance hallway entered via double glazed composite front door. Part panelled walls. Doors to lounge, study/play room, and WC with glass sliding Crittall doors to kitchen/dining/family room. Fitted storage cupboard. Turning staircase to first floor with galleried landing. Under stair storage cupboard. Spotlights. Luxury Vinyl Tile (LVT) flooring. Radiator.

#### LOUNGE

20' 0" x 12' 4" (6.12m x 3.77m)

A spacious lounge with modern electric fireplace, uPVC double glazed window to front and stylish glass crittall doors to kitchen/dining/family room. Radiator. LVT flooring.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX: 2301 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### STUDY/PLAYROOM

15' 1" x 8' 0" (4.62m x 2.46m)

Alternatively used as a fifth bedroom. uPVC double glazed window to front. Radiator.

#### KITCHEN/DINING/FAMILY ROOM

24' 0" x 12' 9" (7.33m x 3.91m)

A stunning, open-plan entertaining space with bespoke kitchen to include a wide range of base and eye level units incorporating double bowl ceramic sink with flexi Quooker instant hot water tap, and Quartz worktops. Fitted range cooker with extractor fan over. Integrated dishwasher. Tiled splash backs. Feature central island/breakfast bar with fitted base units and continuation of the Quartz worktops. Bespoke wine bar with base and eye level units and integrated drinks cooler. Porcelain tiled flooring. Spotlights. Two radiators. Aluminium sliding doors to rear Opening to:

#### UTILITY ROOM

8' 8" x 6' 7" (2.65m x 2.01m)

Fitted full height units housing washing machine, tumble dryer and gas combination boiler. Space for American fridge/freezer. Quartz worktops. uPVC double glazed door to side. Porcelain tiled flooring.

#### DINING ROOM

14' 9" x 13' 3" (4.50m x 4.04m)

Full width aluminium sliding doors to rear, and window to side. Porcelain tiled flooring. Radiator. Panelled feature wall with secret door into integrated garage.

#### CLOAKROOM

9' 6" x 5' 7" (2.92m x 1.71m)

A beautifully designed WC/Cloakroom to include low level WC and floating vanity enclosed wash hand basin. Spotlights. Radiator. Tiled flooring and splash backs. uPVC double glazed window to front.



# 5 THE PADDOCKS, GROESFAEN, PONTYCLUN CF72 8LE

## FIRST FLOOR

### LANDING

15' 9" x 12' 4" (4.806m x 3.766m)

15' 9" x 12' 4" (4.806m x 3.766m) A feature galleried landing with central rose to hold a chandelier. uPVC double glazed window to front aspect. Doors to four bedrooms plus family bathroom. Large airing cupboard. Loft access. Radiator.

### PRINCIPAL BEDROOM

16' 3" x 12' 11" (4.97m x 3.94m)

Two uPVC double glazed windows to the rear. Radiator. Door into en-suite and dressing room.

### DRESSING ROOM

9' 4" x 7' 4" (2.86m x 2.26m)

Fitted wardrobes and shelving to three walls. Radiator.

### ENSUITE

7' 5" x 6' 0" (2.27m x 1.83m)

A recently fitted suite to include low level WC, walk-in shower with glass screen and floating wash hand basin. Ladder radiator. Fully tiled walls and floor. uPVC double glazed window to side.

### BEDROOM TWO

12' 5" x 9' 1" (3.798m x 2.793m)

Fitted wardrobes to one wall. uPVC double glazed window to front. Radiator.

### BEDROOM THREE

12' 4" x 10' 7" (3.779m x 3.235m)

Fitted wardrobes to one wall. uPVC double glazed window to rear. Radiator.

### BEDROOM FOUR

9' 3" x 9' 0" (2.838m x 2.753m)

uPVC double glazed window to front. Radiator.

### FAMILY BATHROOM

10' 1" x 8' 1" (3.090m x 2.469m)

A large, beautifully designed family bathroom with low level WC, fitted shower cubicle, floating vanity enclosed wash hand basin and modern freestanding bath. Porcelain tiled flooring and splash backs. uPVC double glazed window to side aspect. Shaver point. Ladder radiator.

## OUTSIDE

### REAR GARDEN

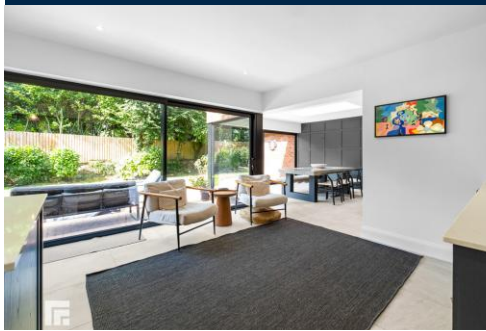
Mainly laid to lawn with block paved patio. Shrub borders. Boundary fence. Outside tap. Outside lighting.

### DOUBLE GARAGE

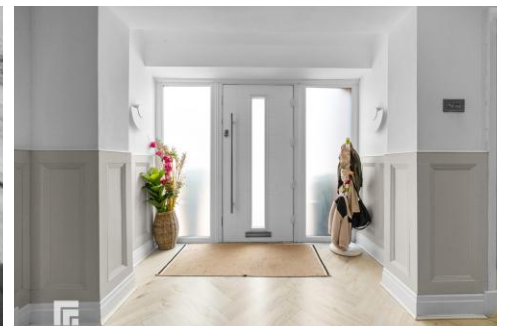
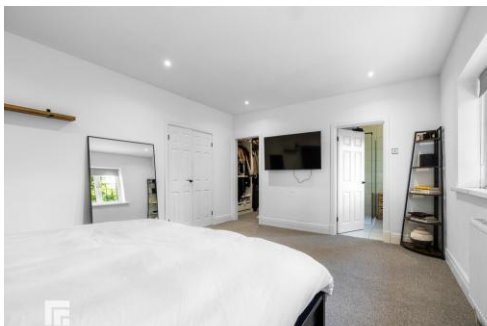
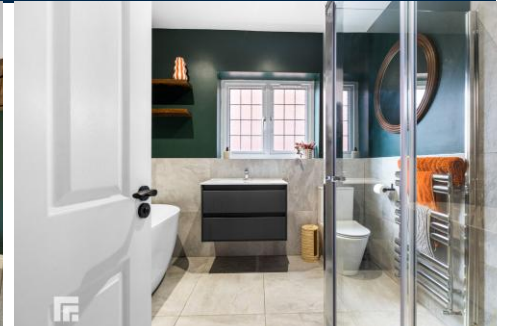
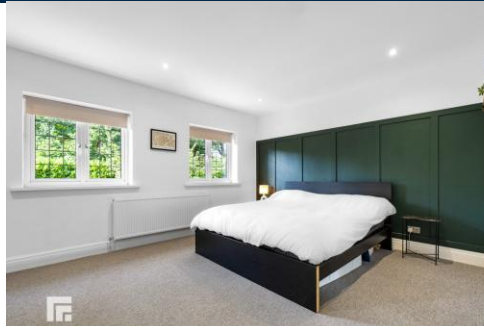
An electric roller shutter door. Light and power. Water supply. Pedestrian door and window to rear.



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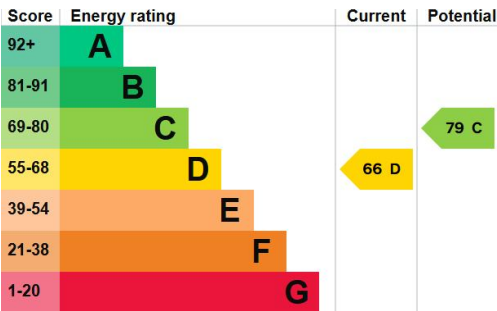
GROUND FLOOR  
1366 sq.ft. (126.9 sq.m.) approx.

1ST FLOOR  
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 2301 sq.ft. (213.8 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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