

5 The Paddocks

Groesfaen | RCT | CF72 8LE

Detached Property | Offers In Excess Of £579,950



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PROPERTY DESCRIPTION

**** SPACIOUS FOUR BEDROOM DETACHED PROPERTY IN QUIET CUL DE SAC **** 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, conservatory, dining room, study, kitchen/breakfast room, utility and cloakroom/wc,. To the first floor there are four bedrooms, master with ensuite and a family bathroom. The property benefits from front and rear gardens, large driveway and a detached double garage. EPC Rating D.

- **Tenure** Freehold
- **Council Tax Band** H
- **Floor Area (Approx.)** 2,100 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

Groes Faen 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. Groes Faen is a fantastic location.

ENTRANCE

Entered via block paved front driveway to uPVC double glazed front door with stained glass panels and matching side windows into porch.

ENTRANCE PORCH

8' 1" x 3' 3" (2.486m x 1.004m) Door with stained glass panels and matching side windows into entrance hallway.

HALLWAY

15' 8" x 13' 1" (max) (4.783m x 3.996m) An imposing entrance hallway with feature high ceiling and extra wide turning staircase to first floor. Doors to lounge, dining room, kitchen/breakfast room, study, cloaks/WC. Fitted cupboard plus understairs storage. Radiator. Decorative coved ceiling.

LOUNGE

20' 3" x 12' 4" (6.180m x 3.777m) Feature brick fireplace with inset `coal

effect' gas stove and wooden mantle. uPVC double glazed French doors into the conservatory plus window to front. Double doors leading into the dining room. Two radiators. Decorative coved ceiling.

CONSERVATORY

12' 11" x 12' 10" (3.960m x 3.927m) A delightful conservatory overlooking the rear garden. Decorative brick walls with uPVC double glazed window to the rear and side plus French doors leading out onto the rear patio. Ceramic tiled flooring. Radiator.

DINING ROOM

12' 11" x 12' 4" (3.944m x 3.772m) Feature uPVC double glazed French doors overlooking the rear garden. Double doors into lounge, ideal for entertaining. Central ceiling rose and decorative coving. Radiator.

KITCHEN/BREAKFAST ROOM

12' 11" x 11' 4" (3.942m x 3.465m) A good sized kitchen/breakfast room with a wide range of base and eye level units including one and a half bowl stainless steel sink unit and complementary work surfaces. Integrated `Neff' double electric oven, electric hob and extractor fan over. Integrated dishwasher and fridge. uPVC double glazed window to the

rear. Spotlights. Space for breakfast table and chairs. Radiator. Door to utility room.

UTILITY ROOM

8' 8" x 6' 8" (2.664m x 2.056m) Fitted with a range of fitted units including stainless steel sink unit and complementary work surfaces. Part tiled walls. Plumbed for a washing machine and space for fridge/freezer. Central heating boiler. uPVC double glazed door to side.

STUDY

15' 2" x 8' 1" (4.623m x 2.465m) uPVC double glazed window to front. Radiator. Decorative coved ceiling.

CLOAKS/WC

9' 7" (max) x 5' 10" (2.926m x 1.792m) Low level WC, pedestal wash hand basin, uPVC double glazed window to front. Coved ceiling. Radiator.

FIRST FLOOR

LANDING

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.

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MASTER BEDROOM

16' 3" x 12' 11" (4.975m x 3.941m) A stylish range of wardrobes, cupboards, drawers, side tables and dressing table. Two uPVC double glazed windows to the rear. Decorative coved ceiling. Radiator. Door into en-suite/dressing room.

EN-SUITE/DRESSING ROOM

15' 9" x 8' 1" (Max) (4.819m x 2.489m) Fitted double wardrobes to one wall. uPVC double glazed window to rear. Radiator. Archway through to en-suite. Fitted vanity unit to one wall with double wash hand basin, fitted cupboards and mirrors. Corner shower unit, low level WC and bidet. uPVC double glazed window to side. Shaver point.

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 family bathroom with panelled bath, low level WC and bidet. Fitted shower cubicle fully tiled. uPVC double glazed window to side. Shaver point. Radiator.

OUTSIDE**FRONT**

The front garden comprises a block paved parking area for several cars surrounded by dwarf wall and mature shrub and tree borders. Separate driveway to side of the house leading to the double garage and side access. Outside light.

REAR GARDEN

Block paved patio leading onto the lawn and surrounded by mature shrubs and trees giving privacy. Rear gate access. Outside lighting.



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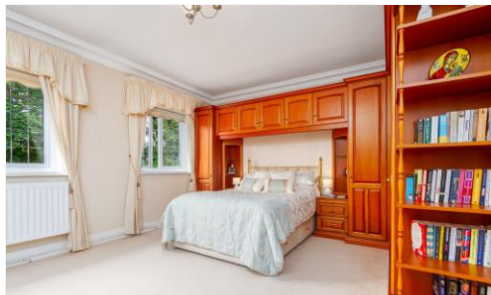


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ADDITIONAL INFORMATION

TRAVEL

It is five minutes from Junction 34 of the M4 which makes it ideal for commuters. The dual carriageway off Junction 33 takes you straight into the heart of Cardiff, via the Bay, in around 20 minutes. Alternatively buses run into the city centre along Llantrisant Road every twenty minutes.

SHOPPING

We have a small village shop, but less than 10 minutes away is the Newpark Shopping Centre in Talbot Green which includes a large 24 hour Tesco and M&S. Despite the comparatively small size, Talbot Green has all the usual life-support services such as banks, hair salons, opticians, restaurants and coffee shops etc.

MEDICAL

We are very lucky to have within 15 minutes drive, the modern highly rated Royal Glamorgan Hospital, providing an extensive range of medical care, should it be needed!

SCHOOLS

Pupils from the village attend Y Pant Comprehensive Schools, 10 minutes drive away in Talbot Green. Y Pant is a five star Band 1 school rated highly in inspections.

AMENITIES

Groes Faen is on the edge of the rural Vale of Glamorgan, 10 minutes drive takes you to the renowned Vale Hotel and Golf Resort with its championship golf course, health and leisure club and magnificent training grounds for the Wales and Cardiff Blues rugby teams and Cardiff City FC. The Resort has opened up imposing Hensol Castle, a gothic pile in the grounds as a wedding/conference centre. Close to the Vale Resort is Llanerch Vineyard, a stunning, chic, countryside hotel, restaurant and wedding location which produces its own wines. Like the Vale, it has a pleasant lakeside walk. In fact the whole area offers some great walks, not least the one to the top of the mountain known locally as Billy Wynt, Llantrisant, which offers spectacular views.

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FLOORPLANS

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	66	79
EU Directive 2002/91/EC		

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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