



LLANTRISANT ROAD  
GROESFAEN  
PONTYCLUN CF72 8NJ

ASKING PRICE OF  
**£925,000**



DETACHED PROPERTY



**4**



**4**



**5**



**3**

**\*\* INDIVIDUALLY DESIGNED MODERN BUILD  
DETACHED PROPERTY \*\* FOUR BEDROOMS \*\*  
FOUR EN-SUITES \*\* DOUBLE GARAGE \*\*** This beautifully appointed executive family home perfectly epitomizes contemporary design, both in appearance and low environmental impact and offers flexible space to suit modern day family living situated over three floors with superb open views from every level. The property has been designed and built to comply with Level 5 of the Code for Sustainable Homes and the principles of Passivhaus which is a German/Austrian standard, this results in the house being a near to zero carbon home. With exceptional accommodation over three floors. Large receptions, beautifully appointed kitchen and family room, utility room, along with four bedrooms, along with four en-suites. Landscaped rear garden. Driveway and double garage. EPC Rating: tbc

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX : 2696 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### ACCOMMODATION/SPECIFICATION

The bright and spacious accommodation offers entrance hall, lounge, dining room, open plan kitchen/living, four/five bedrooms with en-suite facilities. Delightful landscaped low maintenance front and rear gardens with ample off road parking together with double garage.

The specification of Vale View is at such an exceptional level and has been built to a standard and specification that puts it at approximately fifteen to twenty years ahead of its time and therefore an extremely rare standard to be available on the open market. In summary the features are as follows:-

Triple Glazed high performing tilt/turn windows supplied by Internorm (Austria) which have grey powder coated aluminium on the outside and a light wood finish on the inside to complement the contemporary style. Many windows are full height to maximise solar gain and light. Automatic opening of some roof windows which is controlled via a mixture of internal temp, external temp, amount of sunlight, month of year and time of day. There are also rain sensors so that they automatically close.

Individually contemporary styled high performance front and rear external doors manufactured from oak.

Oak joinery and internal doors to ground floor, same oak doors on further levels with painted joinery.

Underfloor heating throughout the property individually controlled so that different temperatures can be set to suit the occupant. The programming of these controls is very flexible.

Quality German (Rational) kitchen with Silestone quartz worktops and large Island feature with Neff appliances.

All Bedrooms have En-Suites which are fully tiled (Porcelenosa) and LED coloured lighting.

Central Ventilation System (MVHR) that controls the whole house to provide high quality indoor air but in an energy efficient manner. This unit is sited in its own designated cupboard on the first floor.

Ceiling Speakers in most rooms wired to a central hub with extensive CAT cabling to connect satellite.

Extensive Wifi provision with CAT cabling on each floor and detached garage.

Brushed steel sockets and light switches throughout, all rooms have one socket with a USB point.

External power sockets and also cabling for future provision to easily upgrade for electric/hybrid car charging.

Extensive 'smart home' features for controlling lighting and heating. An app on a smartphone facilitates controlling all these features whilst the owner is anywhere in the world.

Solar Thermal Panels on the main house roof that generate hot water via a large storage cylinder for supplying baths, showers etc. Photovoltaic Panels on the garage roof that generates electricity which also provide an annual income.

#### 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

22' 10" x 7' 1" (6.96m x 2.17m)

Entered via individually contemporary styled high performance front door manufactured from oak with long stainless steel bar handle. Porcelain tiled floor throughout ground floor. Oak joinery and internal doors. Feature bespoke stairs constructed with glass, solid oak and stainless steel to give a 'floating' contemporary effect.

#### CLOAKROOM

6' 10" x 4' 1" (2.10m x 1.26m)

Window to side elevation. Porcelain tiled floor, complemented by fully tiled walls. Wash hand basin set in vanity unit with fitted mirror above and low level WC. Inset LED spotlights to ceiling.

#### LOUNGE

19' 7" x 13' 3" (5.97m x 4.06m)

A bright and spacious primary reception room with the continuation of Porcelain tiled flooring. Recessed spotlights to ceiling. Full height windows/doors to front elevation with superb open views.

#### DINING ROOM

17' 2" x 11' 1" (max)(5.24m x 3.38m)

A bright and well proportioned reception room with full height windows/doors to front elevation. Recessed spotlights to ceiling. Porcelain tiled floor.

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## OPEN PLAN KITCHEN AND FAMILY ROOM

23' 0" x 17' 6" (7.03m x 5.34m)

A beautifully appointed open plan kitchen fitted with a quality German kitchen (Rational) with Silestone quartz worktops. The kitchen is further complemented by a feature glazed rooflight. Well designed with central island housing 'Neff' induction hob with extractor above and built in units beneath. A range of further fitted wall, base and drawer units, built in appliances to include 'Neff' conventional oven, steam oven and microwave. Integrated dish washer, large fridge and separate freezer. Porcelain tiled floor. Window to the side with full width doors leading to delightful landscaped rear garden.

## UTILITY ROOM

7' 11" x 6' 11" (2.43m x 2.12m)

Door giving access to rear. Plumbed for washing machine and separate tumble dryer. Wall mounted boiler. Single bowl sink unit, tall storage cupboard. Continuation of Porcelain flooring and recessed spotlights.

## FIRST FLOOR

### LANDING

Approached via bespoke staircase constructed with glass, solid oak and stainless steel to give a 'floating' contemporary effect befitting the style of the property. Large double door airing cupboard housing the hot water cylinder. Media cupboard. Oak veneered feature doors to all rooms.

### BEDROOM TWO

15' 10" x 10' 11" (4.85m x 3.33m)

Window to rear elevation. Fitted wardrobes with sliding doors to one side. Fitted drawers and dressing table. Door to:-

### ENSUITE BATHROOM

8' 7" x 8' 5" (2.62m x 2.59m)

Again beautifully appointed with window to rear elevation. Fully tiled double shower with glass sliding doors, tiled bath with concealed central taps, glass wash hand basin set in vanity unit and low level wc. Heated towel rail. Mirror with lighting. Jack and Jill door to landing.

### BEDROOM THREE

14' 3" x 13' 5" (4.36m x 4.09m)

With bay style window to front with superb open views. Door to....

### ENSUITE

7' 11" x 4' 6" (2.43m x 1.38m)

Fully tiled shower unit with glass sliding doors, glass wash hand basin set in vanity unit and low level wc. Window to side.

### BEDROOM FOUR

17' 5" x 11' 1" (5.31m x 3.39m)

Window to front with superb open views. Door to....

### ENSUITE

7' 8" x 5' 6" (2.35m x 1.69m)

A beautiful en-suite with fully tiled shower unit with glass sliding doors, glass wash hand basin set in vanity unit and wc. Fitted mirror with lighting and LED spotlights to ceiling.

## SECOND FLOOR

### LANDING

Continuation of bespoke staircase to top level. Oak veneered doors giving access to...

### PRINCIPAL SUITE

14' 5" x 11' 11" (4.41m x 3.65m)

Principal bedroom with roof windows providing an abundance of light. Open plan into dressing room

### DRESSING ROOM

12' 7" x 11' 0" (3.84m x 3.37m)

With further roof window to side pitch. Recessed spotlights.

### ENSUITE

11' 4" x 6' 10" (3.47m x 2.09m)

Impressive primary en-suite fully tiled with double shower and glass sliding doors, twin glass wash hand basins set in vanity unit, low level wc with concealed cistern and bidet. Fitted mirror to one wall. Roof window to side pitch.

### LOUNGE

24' 3" x 16' 2" (7.40m x 4.93m)

An impressive double bedroom or 2nd floor lounge with superb open countryside views to the front elevation. Feature window to the front with three further roof windows. Kitchen units with worktop and inset sink. Air conditioning unit.

## OUTSIDE

### FRONT

The property is set in a delightful plot with a large frontage having soft landscaping and hedging together with granite paved areas. Parking for 3 cars. Electric gates to the front with cedar panelling to match the exterior of the house. These can be operated from a switch in the house, remote hand held button or app.

### REAR

The rear garden is designed with a high quality low maintenance artificial grass, slate chippings and Millboard woodgrained decking with lighting and various lights to compliment the overall effect including electrical provision for any water features to be added. Enclosed by composite fence to one side. There is a screened storage area behind the garage for refuse/bins which is used by the property but not owned. External power sockets.

### DOUBLE GARAGE

18' 11" x 17' 7" (5.78m x 5.37m)

Entered via electrically operated door supplied by a German brand (Teckentrup). Door and window to rear garden. Internal plywood boarding. Photovoltaic Panels on the garage roof that generates electricity which also provide an annual income.

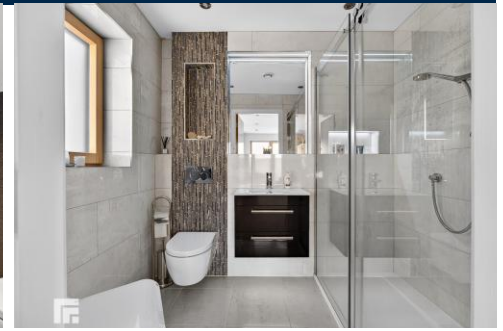
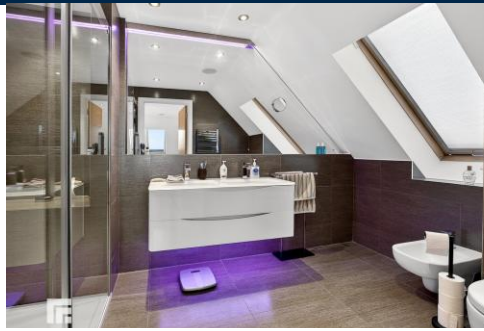
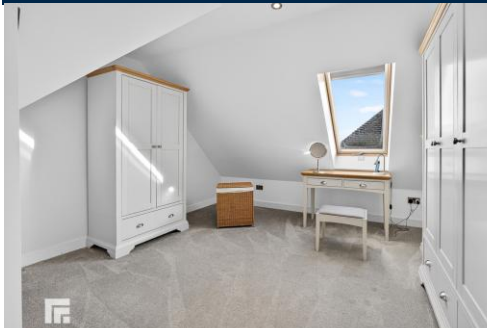


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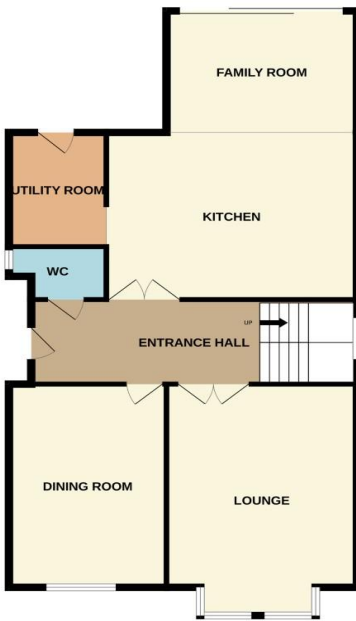


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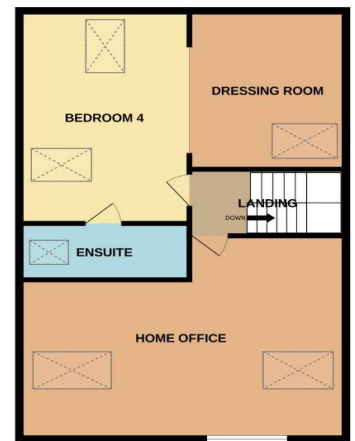
GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



2ND FLOOR  
780 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 2696 sq.ft. (250.5 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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EPC TO FOLLOW

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