



GROESFAEN





## GROESFAEN, CF72 8NS - £299,950

 3 bedroom(s)  2 bathroom(s)  995.00 sq ft

A modern three bedroom semi detached property situated in Groesfaen. The property comprises entrance hall, lounge, kitchen/diner and cloakroom WC to the ground floor. To the first floor are three double bedrooms, family bathroom and en-suite shower room. The property further benefits enclosed, low maintenance side and rear garden and driveway parking for two cars. No chain.

### PROPERTY SPECIALIST

**Mr Ross Hooper-Nash**

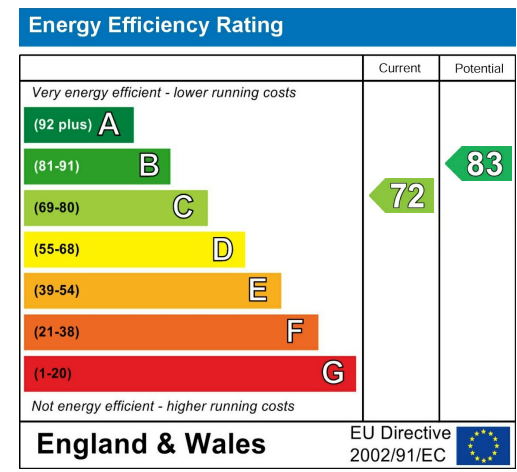
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#### **HALLWAY**

#### **CLOAKROOM WC**

2.06m x 0.94m (6'9 x 3'1)

#### **LOUNGE**

3.81m x 3.51m (12'6 x 11'6)

#### **KITCHEN/DINER**

5.59m x 2.82m (18'4 x 9'3)

#### **LANDING**

#### **BEDROOM ONE**

3.53m x 2.84m (11'6" x 9'3")

#### **EN-SUITE**

3.02m x 1.93m (9'11 x 6'4)

#### **BEDROOM TWO**

5.44m x 3.51m (17'10 x 11'6)

#### **BEDROOM THREE**

3.48m x 2.82m (11'5 x 9'3)

#### **FAMILY BATHROOM**

3.66mx 2.01m (12'x 6'7)

#### **INTEGRAL GARAGE**

5.54m x 2.79m (18'2 x 9'2)

Electric garage door, parking for one car or additional space that can be converted (subject to necessary consents).

#### **OUTSIDE**

Low maintenance rear and side garden, space for shed and pedestrian access to the side. Driveway parking to the front for two cars.



Comments by Mr Ross Hooper-Nash

# The Old Smithy Cottages, Groes-Faen, CRF

Main Building: Total Interior Area 995.50 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Jeffrey Ross