



10 Bryn Creigiau

Groesfaen, Rhondda Cynon Taf



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Beautifully presented extended four-bed detached home with countryside views, open-plan kitchen, orangery, two en-suites, private driveway, garage, and landscaped rear garden.

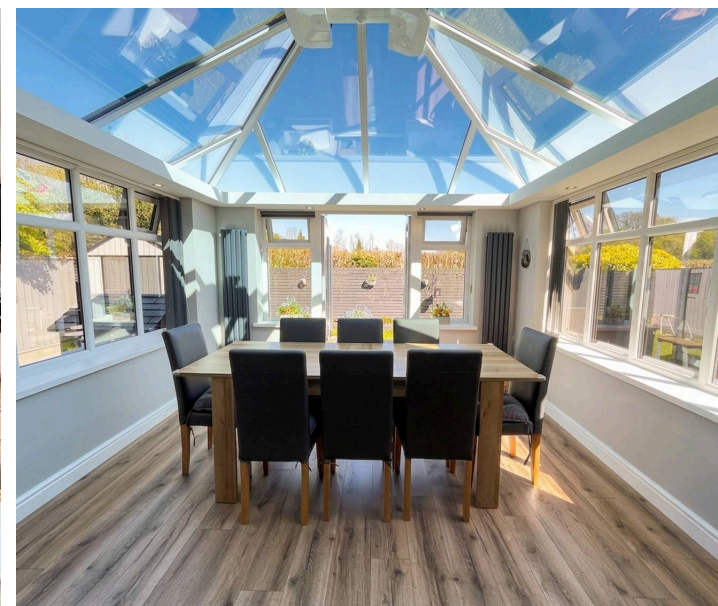
Council Tax band: F

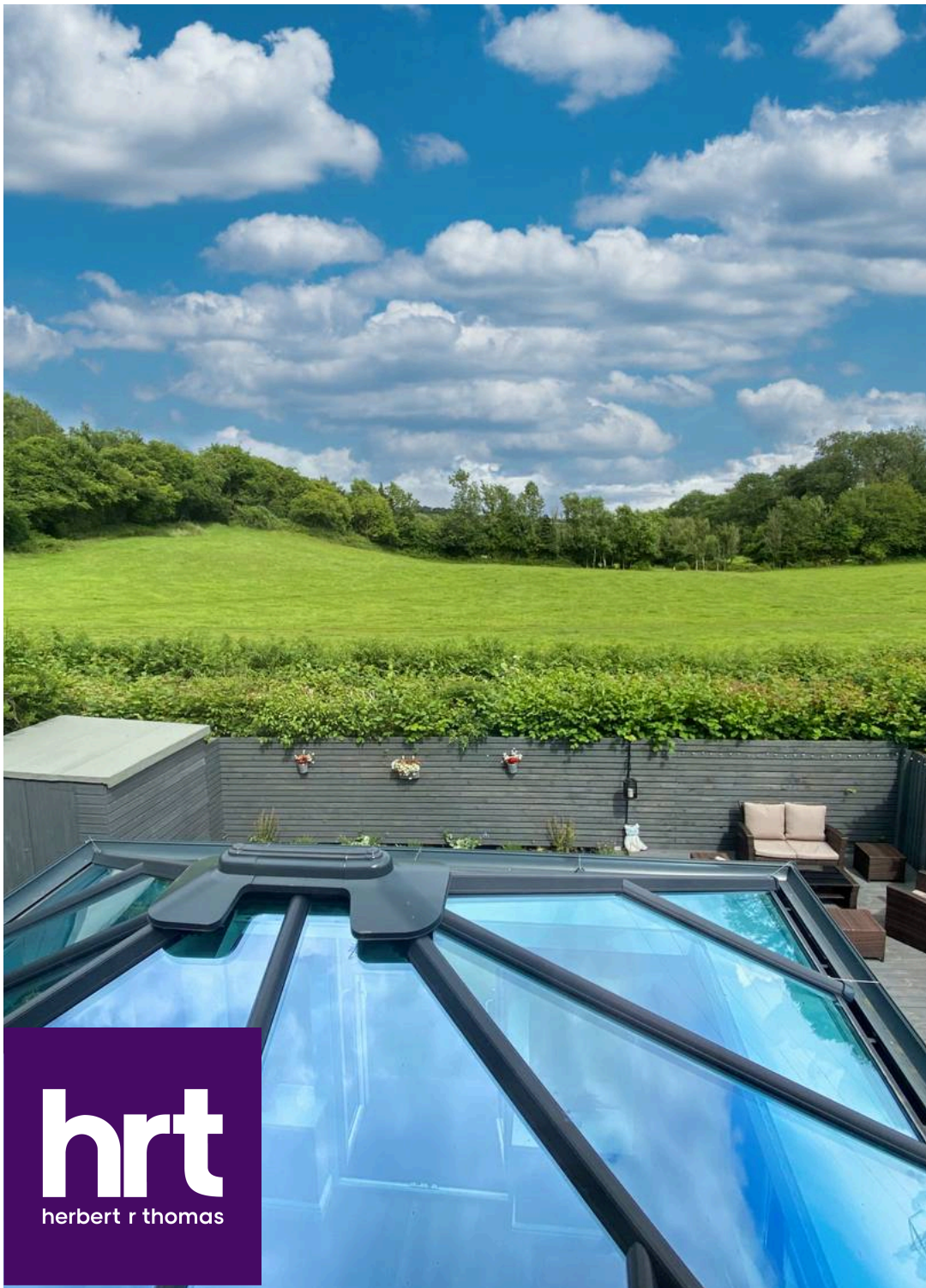
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Travelling from Junction 34 of the M4, travel in a Northerly direction towards Llantrisant. At the first set of traffic lights turn right for Groes Faen. On entering Groes Faen, take the second left off the main road onto Y Parc. Bear right and turn left into Heol Yr Haul, then right into Bryn Creigiau. Proceed to the end and left into the private drive for No. 10.





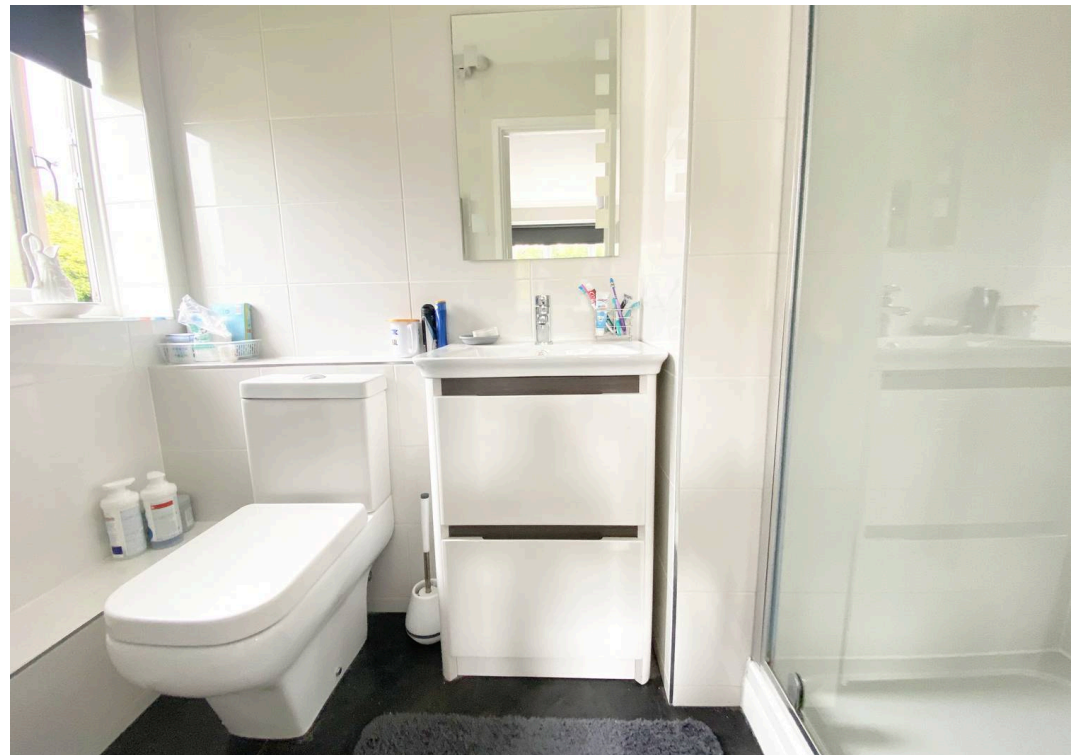
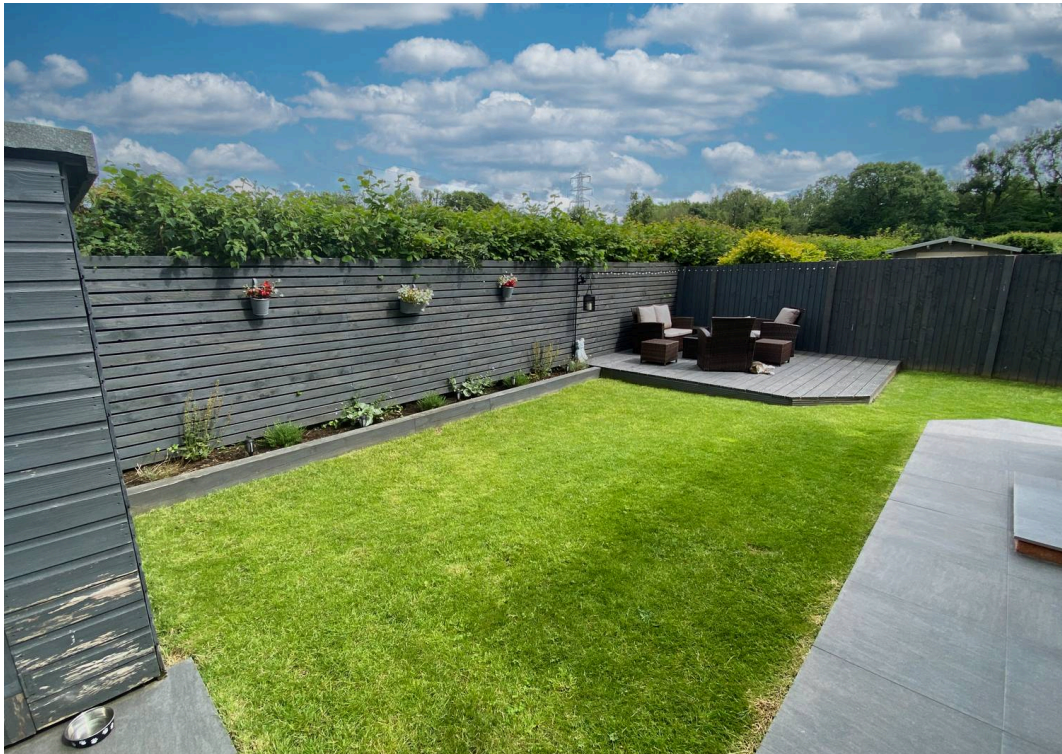
An attractive composite entrance door with glazed side panels opens into a welcoming **HALLWAY** with timber-effect and marble tiled flooring and a staircase rising to the first floor. The **CLOAKROOM** is fitted with a modern white low-level WC and corner wash hand basin, with fully tiled walls. To the front, the **TV LOUNGE** enjoys a pendant light and a double-glazed window overlooking the driveway, while the versatile **STUDY / MUSIC ROOM** also benefits from a front-facing double-glazed window.

To the rear, a spacious open-plan **KITCHEN / BREAKFAST / SITTING ROOM** forms the heart of the home. The kitchen is fitted with a range of 'Shaker' style units, timber butcher's block work surfaces, a breakfast bar, inset 1½ bowl sink, and integrated appliances including a dishwasher, fridge freezer, and wine chiller. A double-glazed window overlooks the garden. This space opens into a comfortable sitting area with a recessed wood-burning stove set on a slate hearth, flowing through to a delightful **ORANGERY** with timber-effect flooring, a pitched glazed roof, and French doors opening onto the private rear garden.

Upstairs, an L-shaped **LANDING** leads to a superb **MASTER BEDROOM** with built-in wardrobes and a front-facing double-glazed window. The high-quality **EN-SUITE SHOWER ROOM** features a fully tiled walk-in shower, low-level WC, vanity wash hand basin, chrome heated towel rail, timber-effect flooring, and a frosted window. **BEDROOM 2** is a generous double, ideal for guests, with its own **EN-SUITE SHOWER ROOM**. **BEDROOMS 3 and 4** overlook the rear garden with attractive countryside views. The **FAMILY BATHROOM** is well appointed with a modern white suite including a double-ended bath, walk-in shower, WC, and vanity basin. A loft hatch with retractable ladder provides access to the attic.

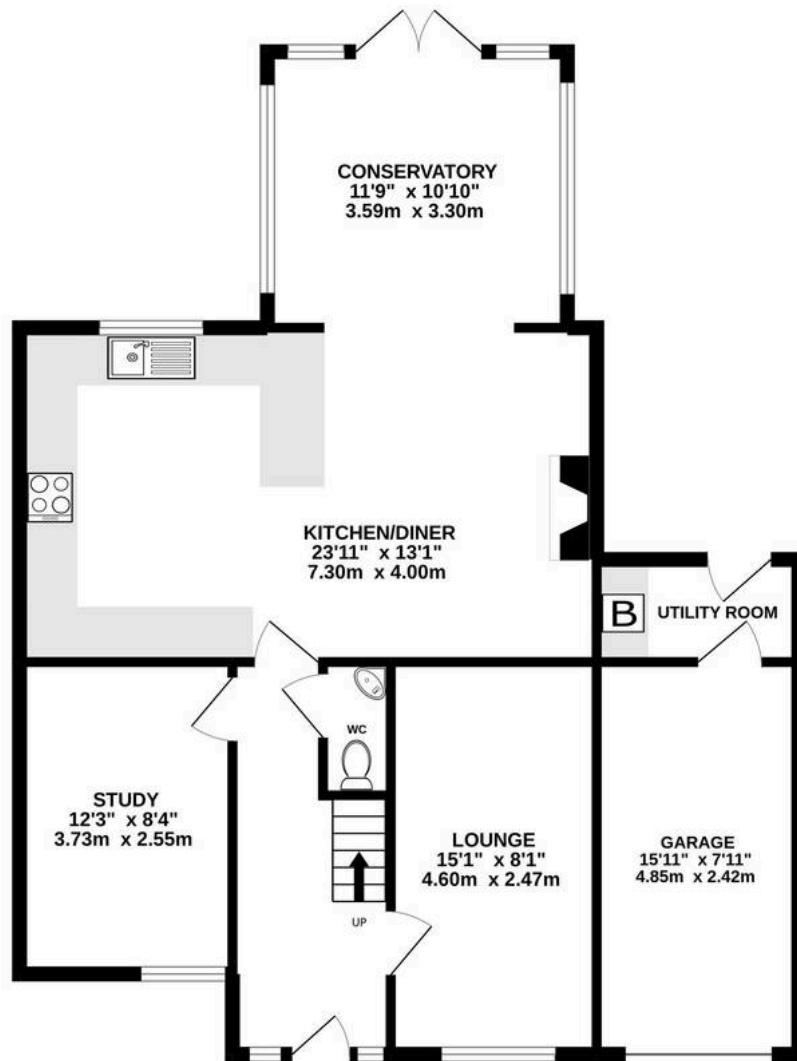
Externally, the property is set back from the road, approached via a private tarmac driveway leading to a wide brick-paved parking area. There is outside lighting and an integral single **GARAGE** with electric up-and-over door, insulated floor, and plumbing, offering conversion potential (subject to permissions). The garage also provides access to the **UTILITY / BOILER ROOM**, which includes a fitted cupboard, work surface with sink, space and plumbing for a washing machine, and a modern wall-mounted combination boiler.

The rear **GARDEN** features a shaped lawn, paved and decked seating areas, and a useful timber shed, with outside water, lighting, and power.

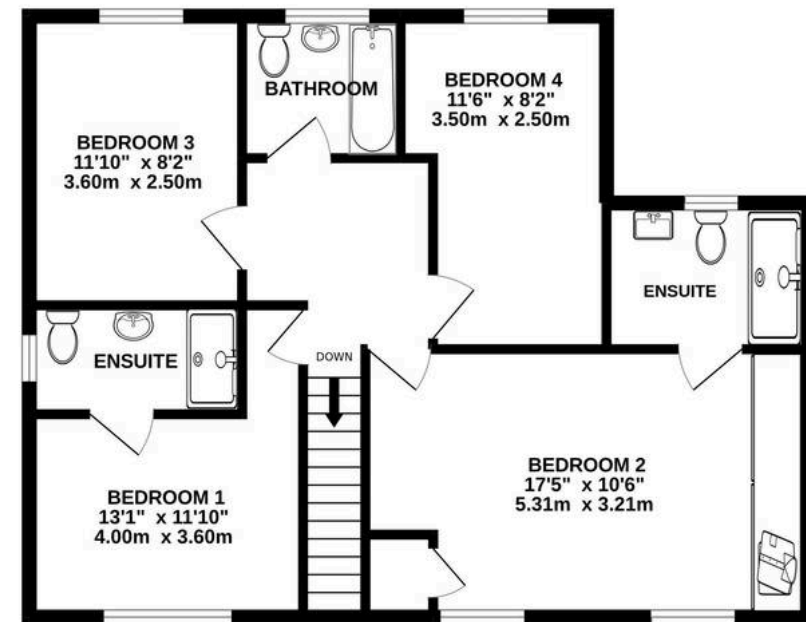




GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1562 sq.ft. (145.1 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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