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CELEBRATING 100 YEARS

100

1926 - 2026

Weyhill, Groesfaen

Pontyclun

£575,000

Weyhill

Generous accommodation with stunning countryside views, offering exciting potential to create a wonderful family home in sought-after Groesfaen.

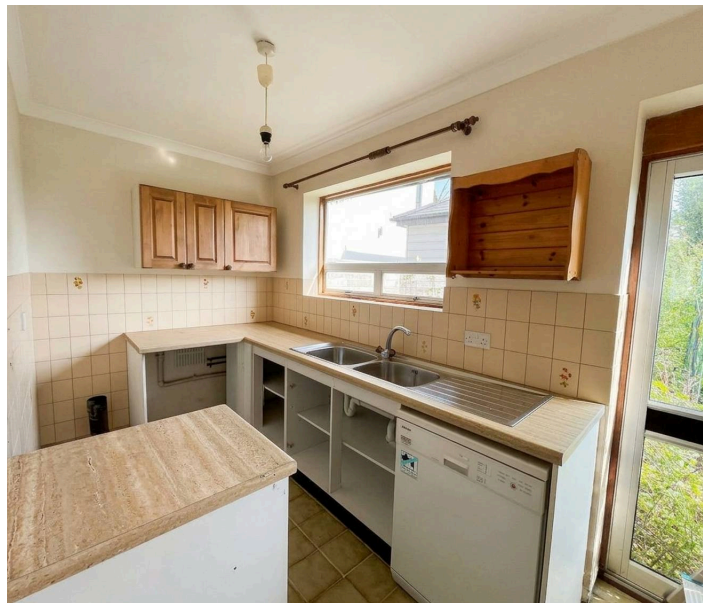
Council Tax band: G

Tenure: Freehold

- Spacious Three-Bedroom Detached Family Home
- Highly Sought-After Village of Groesfaen
- Wonderful Far-Reaching Countryside Views
- Generous Plot with enclosed Rear Garden
- Two Spacious Reception Rooms Plus Dining Room
- Principal Bedroom with Large En-Suite Bathroom
- Excellent Potential to Renovate & Modernise
- Driveway Parking for Approximately 3-4 Vehicles
- Single Garage with Power & Lighting

Directions: From junction 34 of the motorway turn right onto A4119 – Follow this road to the set of lights and turn right by the Castell Mynach. Continue on this road until you come to the Dynevor Arms on your right-hand side and almost opposite is a small lane (Redgate Terrace) continue on this road and the property is the 3rd on the right hand side.

What3Words: confetti.face.award



Occupying a generous plot within the highly sought-after village of Groesfaen, this spacious three-bedroom detached home offers an exciting opportunity for purchasers seeking a property they can truly make their own. Enjoying wonderful, far-reaching countryside views to the rear, the property provides substantial living accommodation, a garage, ample off-road parking and an enclosed rear garden. Whilst requiring modernisation throughout, the home offers tremendous scope to renovate and extend, subject to the necessary consents.

A frosted aluminium-framed entrance door leads into the spacious entrance **HALLWAY**, featuring attractive herringbone-style flooring, a radiator, a useful storage cupboard ideal for coats and shoes, and a front-facing window allowing natural light to flood the space.

Off the hallway is a convenient downstairs **CLOAKROOM**, fitted with a matching suite comprising a WC and wash hand basin with mixer tap, tiled splashback, radiator and a frosted aluminium-framed window to the front elevation.

The main **LOUNGE** is an impressive room, boasting elegant light oak herringbone parquet flooring, two front-facing aluminium-framed windows and two radiators. A stone fireplace creates an attractive focal point, whilst a large aluminium-framed sliding patio door provides direct access to the rear garden and enjoys views beyond.

Leading from the lounge is a second reception room, offering versatility as a **SITTING ROOM/FAMILY ROOM**. This spacious room has two radiators, dual-aspect windows overlooking both the front and rear elevations, and an attractive feature log-burning stove.

The **DINING ROOM** is positioned adjacent to the kitchen and features a radiator and a double-glazed UPVC window overlooking the rear garden.

The **KITCHEN** is fitted with a range of wooden wall and base units, complemented by a sink with mixer tap. Integrated appliances include a fitted fridge, Miele oven and grill, AEG electric hob and extractor hood. Two aluminium-framed windows to the front elevation provide plenty of natural light.

A useful **UTILITY ROOM** provides additional kitchen storage units, a stainless-steel sink, radiator and an aluminium-framed window overlooking the rear garden. An external door provides convenient access outside.

The landing benefits from loft access, two frosted windows and an airing cupboard housing the boiler and hot water tank.

The generously proportioned **PRINCIPAL BEDROOM** enjoys pleasant views of the rear garden and surrounding countryside via a double-glazed window. Additional features include a radiator, mirrored wardrobe cupboards and access to the spacious **EN-SUITE BATHROOM**. The en-suite comprises a shower cubicle, WC, bidet, wash hand basin and Jacuzzi bath with tiled splashbacks, together with a front-facing aluminium-framed window.

BEDROOM TWO is a spacious double room featuring fitted wardrobes and storage cupboards, a radiator and a double-glazed window enjoying views over the rear garden and beyond.

BEDROOM THREE is another well-proportioned bedroom, featuring a radiator and a double-glazed UPVC window overlooking the garden and surrounding countryside.

The **FAMILY BATHROOM** is fitted with a matching suite comprising a bath, WC and wash hand basin, complemented by floor-to-ceiling tiling, a radiator and an aluminium-framed window to the front elevation.

To the front of the property is a generous driveway providing off-road parking for four vehicles. A lawned area and pathways lead to both sides of the property and the main entrance, whilst an outside tap and access to the garage are also provided.

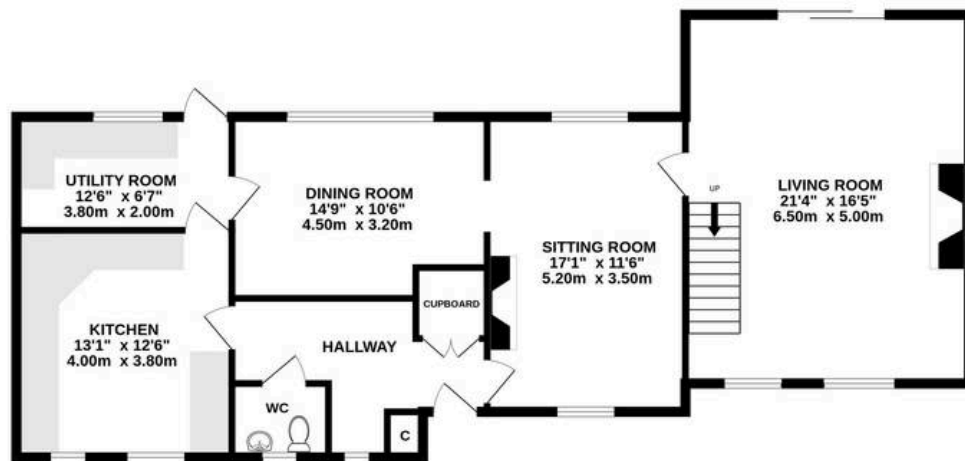
Side access leads to the rear garden, which enjoys beautiful open views across the surrounding countryside. The garden features a patio seating area, with pathways connecting the various sections. Predominantly laid to lawn, the garden is bordered by mature shrubs, bushes and trees, creating an attractive outdoor space from which to enjoy the rural outlook.

The property further benefits from a single garage equipped with power, lighting and an up-and-over door.

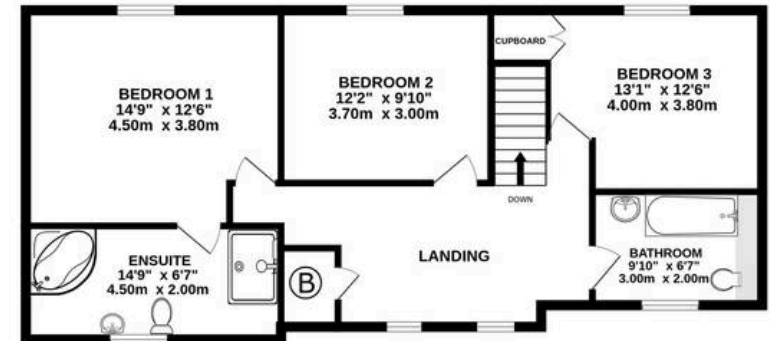




GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 1826 sq.ft. (169.7 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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