



## 11 Y Parc, Groesfaen

£625,000

**EXTENDED FOUR BEDROOM DETACHED FAMILY HOME ON A LARGE CORNER PLOT NO CHAIN \*\*** An extended and well presented four bedroom detached family home on a large corner plot, being in the sought after village of Groesfaen. Large entrance hallway, lounge, dining room, sitting/family room with french doors to the rear garden and open plan with the sizeable kitchen and breakfast room, utility room and cloakroom. To the first floor are four good sized bedrooms, the primary bedroom having an ensuite, and then a Family bathroom with a separate shower and bath. Gas central heating. Double glazing. Southerly facing paved patio and lawned rear garden with additional garden to side. Two car side by side Keyblock driveway leading to the garage. No chain. EPC Rating: B

Council Tax band: TBD

## **ENTRANCE HALLWAY**

16' 1" x 8' 3" (4.89m x 2.51m)

Approached via a uPVC entrance door leading to the spacious hallway. Quality wood flooring. Staircase to first floor. Built in storage cupboard.

## **LOUNGE**

16' 2" x 13' 0" (4.92m x 3.96m)

With large picture window to front, a good sized primary reception. Radiator.

## **DINING ROOM**

15' 6" x 8' 8" (4.72m x 2.65m)

Overlooking the entrance approach, a good sized family dining room or versatile use such as a study or playroom. Quality wood flooring. Radiator. Under stairs storage cupboard.

## **SITTING/FAMILY ROOM**

21' 11" x 13' 8" (6.67m x 4.16m)

An excellent sized reception of open plan with the kitchen. French doors with windows to either side leading to the rear garden. Two velux windows to rear pitch. Quality wood flooring. Radiator.

## **KITCHEN/BREAKFAST ROOM**

18' 11" x 18' 9" (5.76m x 5.72m)

Well appointed along three sides in woodgrain panelled fronts beneath granite worktop surfaces. Inset 1.5 bowl stainless steel with worktop side drainer. Range style cooker to remain. Dishwasher to remain. Matching range of eye level wall cupboards. Worktop breakfast bar area. Additional range of units to one side with American style fridge freezer to remain. Tiled splash back. Ample space for large family breakfast table. Large storage cupboard. French doors to rear patio with two additional windows to rear. Two velux windows to rear garden. Travertine tiled flooring. Radiator.

## **UTILITY ROOM**

6' 2" x 5' 5" (1.89m x 1.64m)

With worktop to one side. Eye level wall cupboards. Plumbing for washing machine and space for tumble dryer. Travertine tiled flooring. Window to rear. Radiator. Door to cloakroom.

## **CLOAKROOM**

Comprising low level wc and wash hand basin. Quality travertine tiled flooring. Obscured glass window to rear. Radiator.

## **LANDING**

Approached via quarter turning stairs with feature wooden handrail leading to central wrap around landing area. Doors to all rooms. Loft access. Feature stained glass window overlooking front. Storage cupboard housing water tank. Radiator.

## **BEDROOM ONE**

16' 2" x 13' 1" (4.92m x 3.98m)

A good sized bedroom overlooking the front entrance approach via upvc double glazed windows. Archway leading to ensuite. Radiator.

## **ENSUITE**

7' 5" x 3' 6" (2.26m x 1.07m)

A white suite comprising of pedestal hand wash basin with tiled splash back, shower cubicle with electric chrome shower head, glass door, tiled splash back. Chrome heated towel rail. Extractor fan.

## **BEDROOM TWO**

14' 0" x 11' 9" (4.26m x 3.58m)

Another good sized bedroom overlooking the rear garden via upvc double glazed windows. Loft access. Radiator.

## **BEDROOM THREE**

13' 1" x 9' 0" (3.98m x 2.74m)

A good sized bedroom with upvc double glazed windows overlooking the front entrance approach. Built in wardrobes. Radiator.

## **BEDROOM FOUR**

8' 9" x 10' 11" (2.66m x 3.33m)

Fourth bedroom overlooking the rear garden. Radiator.

## **FAMILY BATHROOM**

8' 6" x 8' 7" (2.60m x 2.61m)

A white suite comprising of low level wc, vanity pedestal wash hand basin with tiled splash back, panelled jacuzzi bathtub with chrome mixer tap. Separate corner shower cubicle with chrome shower head and glass door. Tiled splash back areas. Built in storage cupboard. Obscured glass window to rear. Chrome heated towel rail. Recessed spotlights. Extractor fan.

## REAR AND SIDE GARDEN

Enjoying a southerly aspect with paved patio leading onto a large area of lawn. Neat beds of plants and shrubs with rear vegetable plot and greenhouse. Enclosed by timber fencing. Rear timber summer house. Outside lights and outside tap. To the side is a further garden area with large pond and mature tree. There are double opening timber gates giving access from the front to the side garden.

## GARAGE

Attached garage with up and over access door.

## FRONT GARDEN

Lawned front garden and paved pathway and steps to front door. Two car side by side driveway to side.

## ADDITIONAL INFORMATION

Solar Panels are owned outright and are on the original FIT tariff. In the last 12 months it has generated £2,436. The rate does fluctuate with inflation each year.



GROUND FLOOR  
1381 sq.ft. (128.3 sq.m.) approx.

1ST FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA: 2196 sq.ft. (204.0 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.  
Made with Metropix ©2020

**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



You c

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**