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7 Bryn Creigiau
Groesfaen,
Pontyclun,
Mid Glamorgan,
CF72 8RT



7 Bryn Creigiau

Offers Over £475,000

A significantly enhanced, immaculately presented, modern, four bedroom family home offering generous driveway parking, manicured lawns to front and rear with adjoining countryside providing a pleasant backdrop.

Substantially upgraded and enhanced in recent years.

Stylish accommodation that is immaculately presented throughout.

Ground floor - Hall, WC, Front sitting room, sociable kitchen/dining room through to conservatory and rear living room.

First floor - Landing, four bedrooms (one configured as a dressing room), en-suite and separate bathroom.

Favourably situated at the end of a well regarded residential area.

Manicured front and rear gardens.

Large driveway parking for numerous vehicles.

Views and easy access to local countryside and amenities of the village of Groes Faen.





Composite front door flanked by full length glazing, opens directly into a stylish ENTRANCE HALL, herringbone tiled floor, stairs rising to the first floor with fitted stair runner. Modern WC with tiled floor and subway tiling to walls. The front SITTING ROOM is a bright space with dual aspect and French doors out to the rear. A continuation of the herringbone tiled flooring is a stylish touch with practical 'Hammonds' integrated storage running the length of the back wall with plumbed provision for white goods, if required. The rear SITTING ROOM is a sizeable reception room with fitted carpet, bi-fold doors with direct access and view to the rear garden and a central fireplace providing a lovely focal point.

Geometric tiled floor runs through the newly fitted, highly sociable KITCHEN/ DINING ROOM. The dining room is frontward facing with views over the garden. The kitchen extends to the rear with a Shaker run of wall and base mounted cabinets. 'Bosch' appliances to remain include and oven/grill, microwave oven, induction hob to the side with fridge/freezer and dish washer. A side door opens to outside whilst internal double doors run through to the CONSERVATORY with matching flooring, blinds fitted to windows and French doors directly out to the garden.

Upstairs LANDING leads to four bedrooms of which one is currently configured as a dressing room. It is worthy to note all bedrooms share

elevated views of open countryside. BEDROOM ONE and BEDROOM TWO lie to the front of the property and are well-balanced doubles. Bedroom one benefits from a well-appointed EN-SUITE with shower enclosure, sink, WC and window to the side. BEDROOM THREE and BEDROOM FOUR lie to the rear with fitted carpet and garden views.

A block pavia private driveway provides parking for a number of vehicles with a pretty, shaped, front lawn running alongside. The rear garden

is beautifully presented with large paved seating area and useful shed. A well kept level lawn with planted and stocked beds to borders adds colour and depth, especially during the Spring and Summer months.

FOOTNOTE - No.7 has been re-wired, all UPVC windows (bar conservatory), fitted kitchen and bathrooms, 'Hammonds' and 'Sharps' fitted storage and wardrobes, new column radiators throughout, new flooring and fully re-decorated.





Directions

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 where No.7 will be the final house on your right hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Main Building: Total Interior Area: 1,485.63 sqft



Ground Floor



1st Floor

