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7 Bryn Creigiau, Groesfaen

Pontyclun

Offers Over £475,000

7 Bryn Creigiau

Groesfaen, Pontyclun

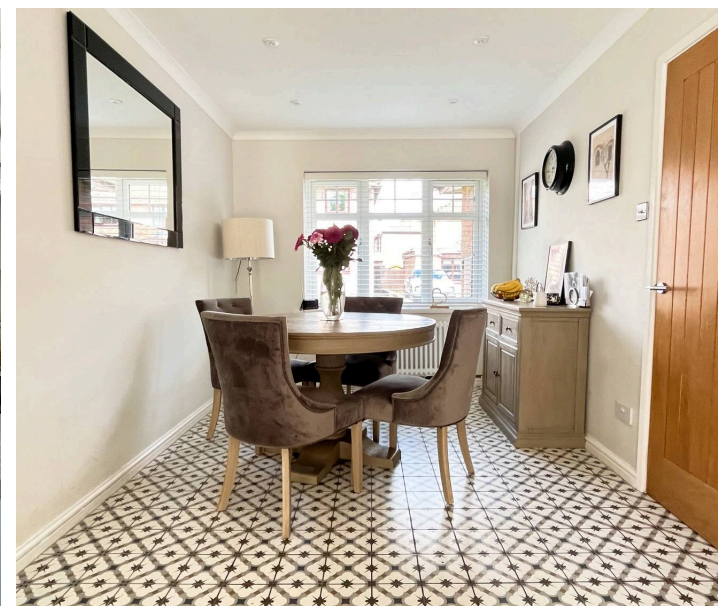
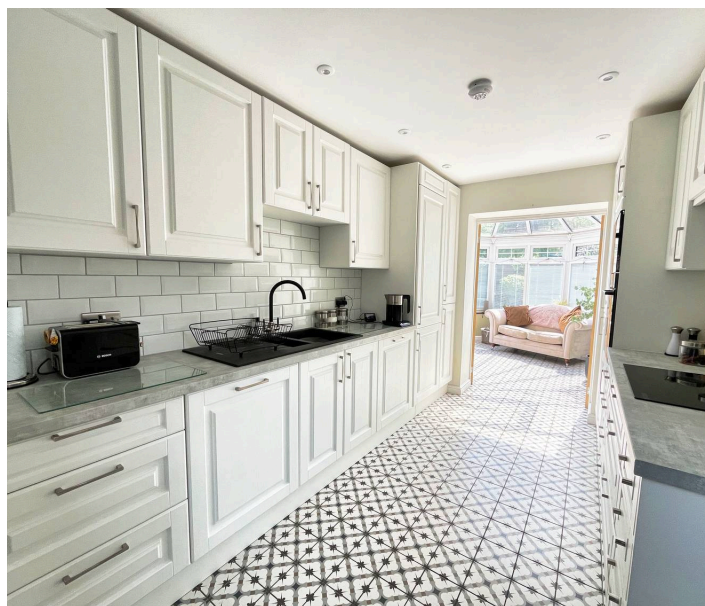
Significantly enhanced, immaculately presented, four bedroom family home offering generous parking, manicured lawns to front and rear with adjoining countryside providing a pleasant backdrop.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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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.

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

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



Main Building: Total Interior Area: 1,485.63 sqft



Ground Floor



1st Floor



Herbert R Thomas

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