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CARDIFF

VALE

CAERPHILLY

BRISTOL

Penygroes

GROESFAEN





An impressive family home with loads of potential.

Comments by Mr Luke Trezise

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Penygroes



Total Area: 185.7 m² ... 1999 ft²

All measurements are approximate and for display purposes only

I remember the house was amazing for entertaining with family gatherings, both in the summer with the garden and winter with plenty of room for all. Happy memories

Comments by the Homeowner





Penygroes

Groesfaen, Pontyclun, CF72 8PA

Offers In Excess Of

£550,000



4 Bedroom(s)



null Bathroom(s)



1999.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Nestled in the charming village of Penygroes, Groesfaen, Pontyclun, this impressive large detached family home offers a wonderful opportunity for those seeking a spacious residence in a tranquil setting. Spanning an impressive 1,999 square feet, the property boasts four well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Set within a substantial plot, the home benefits from a generous driveway, providing ample parking and easy access. The quiet surroundings enhance the appeal, allowing for a peaceful lifestyle while still being part of a strong and welcoming community.

This property presents a fantastic opportunity for buyers who wish to personalise their new home, as it is perfect for those looking to put their own stamp on it. The sought-after village location adds to its allure, offering a blend of rural charm and convenient access to local amenities.

In summary, this delightful family home in Penygroes is a rare find, combining space, potential, and a friendly community atmosphere. It is a must-see for anyone looking to settle in a picturesque area while enjoying the comforts of a large family residence.



Sun room/entrance	Bedroom 9'3 x 12'4 (2.82m x 3.76m)
Hallway	Bathroom
WC	Rear garden
Sitting room 11'11 x 14'10 (3.63m x 4.52m)	Front garden
Living room 18'10 x 13'4 (5.74m x 4.06m)	Driveway & garage
Dining room 10'1 x 13'4 (3.07m x 4.06m)	Tenure
Kitchen 10'7 x 13'1 (3.23m x 3.99m)	Freehold
Utility room	EPC
Bedroom 15'9 x 13'4 (4.80m x 4.06m)	Rating D
Ensuite 8'0 x 12'4 (2.44m x 3.76m)	Council tax band
Bedroom 13'2 x 13'4 (4.01m x 4.06m)	School catchment area
Bedroom 10'1 x 11'2 (3.07m x 3.40m)	• Y Pant Comprehensive School (located in Talbot Green). • Local Primary Options: Nearby options serving the broader CF72 sector include Llantrisant Primary School (English-medium) and Y.G.G.G. Llantrisant (Welsh-medium).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

