



Grovely Croescade Lane, Llantwit Fardre Pontypridd CF38 2PN

welcome to

Grovely Croescade Lane, Llantwit Fardre Pontypridd

A Highly Unique Detached Bungalow With No Onward Chain, Benefiting From Unrivalled Internal Space And A Wonderful Position Atop A Hill With Breath-Taking Countryside Views! You will enjoy the peace and serenity of surrounding nature, whilst being within a reasonable distance of local amenities.

Entrance Hall

Via front door, access to all rooms

Reception Room

20' 3" widest x 11' 10" widest (6.17m widest x 3.61m widest)

Double glazed window to rear, radiator

Kitchen/Diner

19' 4" widest x 10' 10" widest (5.89m widest x 3.30m widest)

Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, breakfast bar and space for dining table, space for appliances, double glazed windows to rear and side aspect

Utility Room

Space for several appliances and storage

Conservatory

13' 2" widest x 12' 7" widest (4.01m widest x 3.84m widest)

Double glazed windows to south and west facing aspects

Boiler/Boot Room

Entrance door, boiler, space for coats/shoes

Bedroom One/Reception Room Two

13' 5" widest x 11' 11" widest (4.09m widest x 3.63m widest)

Double glazed window to side aspect, radiator, open fireplace

Bedroom Two

14' 2" widest x 10' 10" widest (4.32m widest x 3.30m widest)

Double glazed window to front aspect, radiator

Bedroom Three

11' widest x 10' 1" widest (3.35m widest x 3.07m widest)

Double glazed window to side aspect, radiator

Bedroom Four

14' widest x 11' 10" widest (4.27m widest x 3.61m widest)

Double glazed window to front aspect, radiator, fitted wardrobes

Bathroom

Bath, shower, wash basin, low level w/c. Obscure window and radiator

Cloakroom - W/C

Low level w/c, wash basin, obscure window to side aspect

Driveway

Space for several vehicles

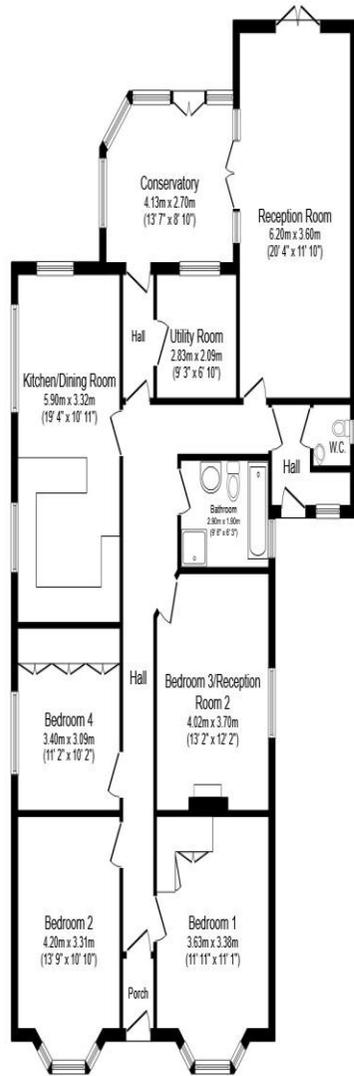
Garage

28' 10" x 15' 11" (8.79m x 4.85m)

Electric roller doors which access an area with plenty of parking space, mains power, side entrance, ample space for tools, loft area for storage. An impressive size with office area

Rear Gardens

Laid mainly to lawn, range of mature trees and shrubbery, decking, paved seating area, impressive countryside views, shed and two clothes lines, two external water taps (one to front and one to back of house)



Total floor area 143.3 m² (1,542 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to
**Grovely Croescade Lane,
Llantwit Fardre Pontypridd**

- Detached Bungalow With Exceptional Views Over Rolling Hills
- Spacious Reception Room And Open Plan Kitchen/Diner
- Conservatory Extension To Rear
- Four Well-Proportioned Bedrooms
- Bathroom And Additional W/C

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in excess of
£350,000



view this property online allenandharris.co.uk/Property/TBG110358



Property Ref:
TBG110358 - 0008

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