



11 Y PARC
GROESFAEN
PONTYCLUN CF72 8NP

ASKING PRICE OF
£625,000



DETACHED PROPERTY



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**** 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

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX : 2196 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the village of Groes Faen and conveniently placed for excellent road links to the M4 motorway and Cardiff via Llantrisant Road. There is a regular bus service to Pontyclun and Cardiff at twenty minute intervals. The property is also within close proximity to Pontyclun Train Station. Shopping facilities are also closeby at Talbot Green Shopping Park.

ENTRANCE HALLWAY

16' 0" x 8' 2" (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' 1" x 9' 10" (4.92m x 3.06m)

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

DINING ROOM

15' 5" 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' 10" x 13' 7" (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' 10" 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' 4" (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.

FIRST FLOOR

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' 1"(max) x 13' 0" (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' 4" 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.



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BEDROOM TWO

13' 11" x 11' 8" (4.26m x 3.58m)

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

BEDROOM THREE

13' 0" x 8' 11" (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' 8" x 10' 11" (2.66m x 3.33m)

Fourth bedroom overlooking the rear garden. Radiator.

FAMILY BATHROOM

8' 6" x 8' 6" (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.

OUTSIDE

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.

FRONT GARDEN

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

GARAGE

Attached garage with up and over access door.

ADDITIONAL INFORMATION

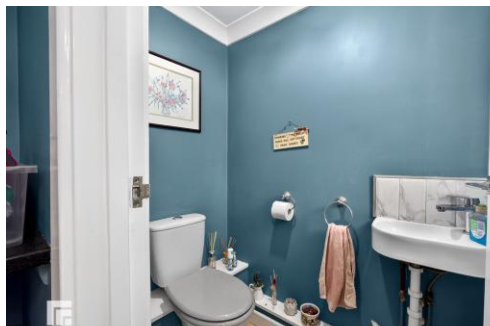
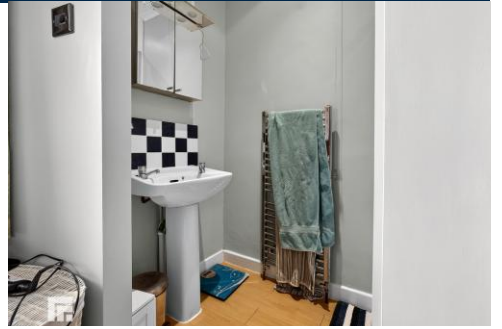
Solar Panels are owned outright and are on the original FIT tariff. In the last 12 months it has generated £2,436. The rate does fluctuate with inflation each year.



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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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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