



## Glan Creigiau, Village of Groesfaen

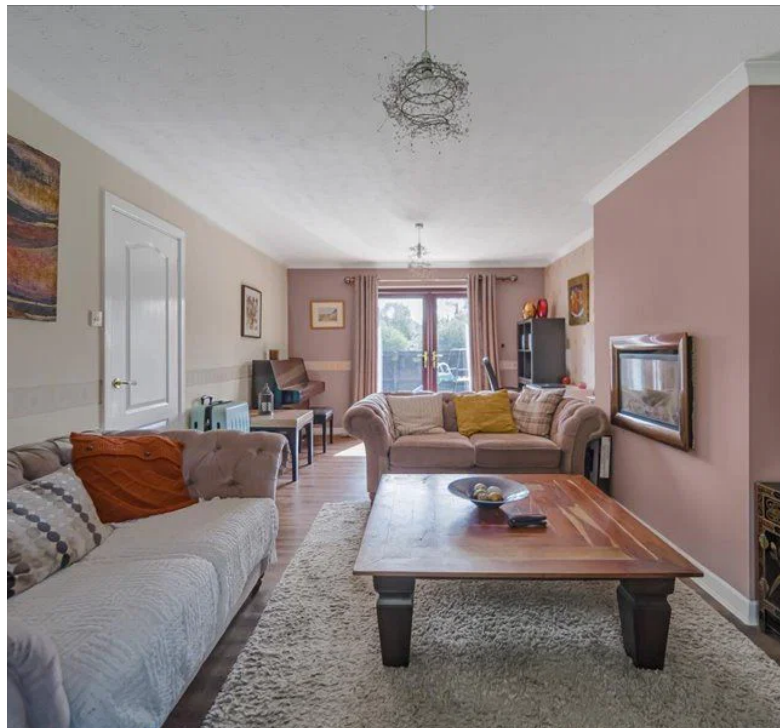
CF72 8RU

Offers in the Region of  
**£595,000**

- ✓ Five Bedroom Detached Family Home
- ✓ Approx. 2,249 sq ft / 208.9 sq m
- ✓ Three Bathrooms
- ✓ Spacious Kitchen / Dining Room
- ✓ Lounge & Separate Snug
- ✓ Additional Family Room
- ✓ Potential Annexe Accommodation
- ✓ Ideal Multi-Generational Living
- ✓ Private Gardens & Driveway Parking
- ✓ Sought-After Village Location
- ✓ Easy Access to Cardiff & M4 Junction 34

Glan Creigiau is an impressive and substantial detached residence occupying a desirable position within the highly sought-after village of Groesfaen, near Pontyclun. Combining generous family accommodation with exceptional versatility, the property enjoys a peaceful countryside setting whilst benefiting from excellent connectivity to Cardiff, Pontyclun and the M4 motorway network, making it an ideal choice for families, professionals and those seeking multi-generational living.

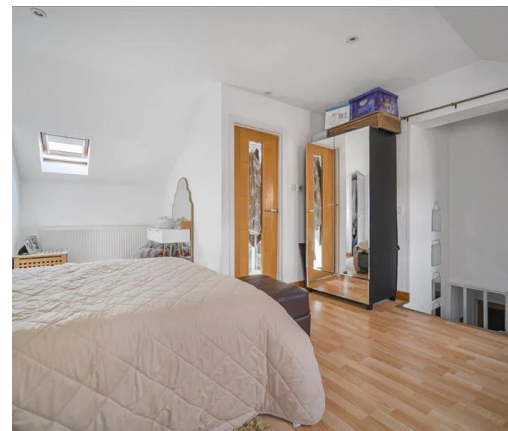
Approached via a private driveway, the property immediately conveys a sense of space and privacy. Internally, the accommodation extends to a generous footprint, thoughtfully arranged to provide flexible living space capable of adapting to a variety of lifestyle requirements.



The principal reception areas offer excellent proportions for both everyday family life and entertaining, with large windows allowing natural light to flood throughout the home while framing attractive views of the surrounding gardens and countryside. The well-appointed kitchen forms the heart of the home, providing ample workspace and storage together with space for informal dining and family gatherings.

A key feature of Glan Creigiau is its highly adaptable layout. With two independent entrances serving different sections of the property, the home presents an outstanding opportunity for those seeking an annexe arrangement for dependent relatives, older children, guests or multi-generational living. Equally, the configuration could suit purchasers requiring dedicated home-working accommodation, consulting rooms or hobby spaces whilst maintaining separation from the main family residence.

The bedroom accommodation is equally impressive, comprising five well-proportioned bedrooms arranged across the property. The principal bedroom benefits from generous proportions and enjoys a pleasant outlook over the surrounding area. Supporting the accommodation are three bathrooms, ensuring practicality and convenience for larger families and visiting guests.



## The Lifestyle

Nestled within the charming village of Groesfaen, Glan Creigiau enjoys a wonderful balance of countryside tranquillity and everyday convenience. Surrounded by rolling South Wales countryside, the area is renowned for its network of scenic walking routes, open green spaces and peaceful rural character, making it ideal for those seeking a slower pace of life without compromising on connectivity.

The village itself enjoys a strong sense of community and is perfectly positioned between the market towns of Pontyclun and Cowbridge, both offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. Nearby Talbot Green provides a comprehensive retail offering, while a number of highly regarded schools serve the area, making it particularly attractive to families.

For commuters, Groesfaen is exceptionally well placed. Junction 34 of the M4 motorway is just a short drive away, providing convenient access to Cardiff, Newport, Swansea and beyond. Cardiff city centre can be reached in approximately 20 minutes, offering world-class sporting venues, cultural attractions, fine dining and a thriving business district.

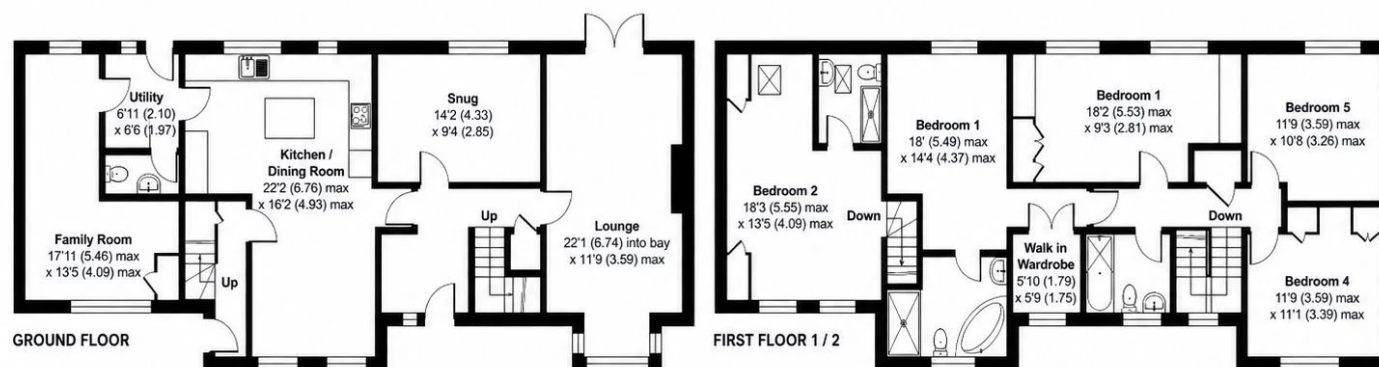
The surrounding area also offers a wealth of leisure opportunities, including golf courses, fitness facilities, equestrian pursuits and beautiful countryside walks. The Heritage Coast and beaches of the Vale of Glamorgan are within easy reach, whilst the Brecon Beacons National Park provides endless opportunities for outdoor adventure.

Whether enjoying village life, entertaining family and friends in the privacy of your own home, or taking advantage of the excellent transport links to Cardiff and the wider region, Glan Creigiau offers a lifestyle that combines rural charm, family convenience and modern connectivity in equal measure.

## Glan Creigiau, Pontyclun, CF72 8RU

Approximate Area = 2249 sq ft / 208.9 sq m

For identification only - Not to scale



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REALTY



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for eXp Realty UK. REF: 1403071