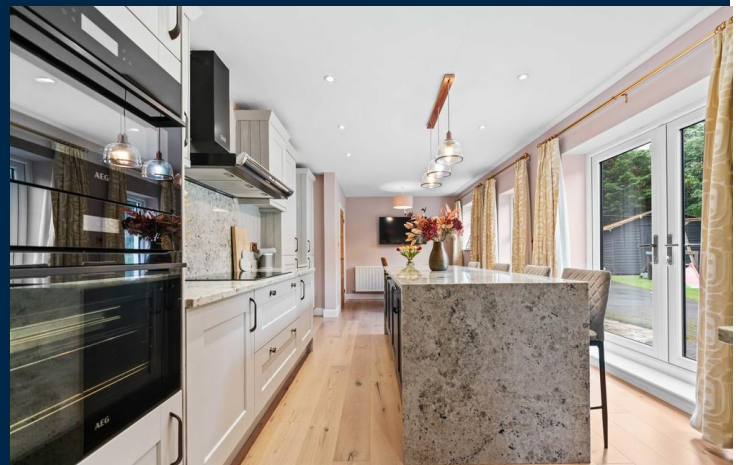




LLANTRISANT ROAD  
GROESFAEN  
PONTYCLUN CF72 8NJ

OFFERS IN EXCESS OF  
**£550,000**



DETACHED HOUSE



**5**



**1**



**3**



**2**

**\*\* SPACIOUS DETACHED HOME \*\***

**STUNNING VIEWS \*\* NEW KITCHEN/DINER & BATHROOM \*\* 1988 SQ.FT. \*\* A**

substantial five bedroom, two storey detached home situated on a large plot in the semi-rural village of Groesfaen. The accommodation is entered via gated driveway and briefly includes entrance porch, hallway, lounge, sitting room, new open-plan kitchen/dining room, study/play room, modern bathroom, and three bedrooms to the ground floor. To the first floor are two spacious bedrooms and large store room. Gas central heating. Garden store. Front and rear gardens. Long gated driveway to front. EPC: D.

**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 close by at Talbot Green Shopping Park. Catchment for Y Pant Comprehensive School.

**ENTRANCE**

Entered via an impressive gated driveway with finely manicured lawn and pathway to front door. Access to rear providing additional parking. Gated access to rear garden.

**ENTRANCE PORCH**

Entered via double uPVC doors into porch. Double glazed door into;

**HALLWAY**

5' 9" x 13' 5" (1.754m x 4.112m)

Oak doors to lounge, sitting room, kitchen/diner, bathroom and inner hallway. Radiator. Door to inner hallway leading to three bedrooms, bathroom, and stairs to first floor.

**LOUNGE**

12' 7" x 17' 1" (3.842m x 5.210m)

uPVC double glazed window to front with fantastic views over the countryside. Inset for fireplace with stone surround. Radiator. Glazed double doors to study/play room.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,998 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**STUDY/PLAYROOM**

8' 0" x 10' 5" (2.45m x 3.19m)

uPVC double glazed window to front, feature full height window to side. Radiators.

**KITCHEN/DINING ROOM**

10' 10" x 24' 0" (3.31m x 7.34m)

A spacious recently installed kitchen fitted with a wide range of modern base and eye level units incorporating ceramic Belfast sink with complementary granite work surfaces and upstand. Fitted electric double oven, integrated fridge, freezer and dishwasher. Wooden flooring Radiator. Two uPVC double glazed windows French patio doors to rear. Spotlights. Door to utility room.

**SITTING ROOM**

12' 0" x 12' 3" (3.669m x 3.745m)

Currently used as a bedroom. uPVC double glazed window to front with superb views. TV aerial and telephone points. Radiator.

**INNER HALLWAY**

7' 3" x 12' 4" (2.211m x 3.763m)

Turning staircase to first floor. Door to bedroom four. Access to two further bedrooms and shower room.

**UTILITY ROOM**

10' 9" x 8' 0" (3.30m x 2.45m)

A good size utility room to include a range of base and eye level units incorporating one and half bowl stainless steel sink and drainer with complementary work surfaces. Space for fridge/freezer, washing machine, and tumble dryer. Extractor fan. Wood flooring. uPVC double glazed full height window to side. Door to store room.

**STORE ROOM**

8' 0" x 3' 11" (2.45m x 1.20m)

Planned to be used as a shower room/WC but not connected to services. Currently used as a store room with uPVC double glazed window to rear. Radiator.



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## BEDROOM FOUR

9' 5" x 10' 0" (2.885m x 3.053m)

uPVC double glazed window to rear. Fitted wardrobes to one wall. Radiator.

## BEDROOM FIVE

8' 2" x 8' 11" (2.501m x 2.718m)

Fitted mirrored wardrobes to one wall. Double glazed window to rear. Radiator.

## BEDROOM THREE

8' 10" x 10' 5" (2.694m x 3.179m)

uPVC double glazed window to front with lovely views. Radiator.

## BATHROOM

6' 7" x 7' 1" (2.019m x 2.179m)

Newly fitted with a luxury low level wc, pedestal hand basin and claw foot bath with shower over. uPVC double glazed window to side. Radiator.

## FIRST FLOOR

### LANDING

Turning staircase to first floor. uPVC double glazed window to rear. Doors to bedrooms one and two.

## BEDROOM ONE

13' 2" x 21' 1" (4.022m x 6.431m)

Fitted wardrobes to one wall plus storage into eaves. Two uPVC double glazed windows to rear aspect, velux window to front. Vanity enclosed wash hand basin. Gas radiator and electric radiator.

## BEDROOM TWO

11' 5" x 12' 10" (3.489m x 3.917m)

Two uPVC double glazed windows to rear. Velux window to front. Fitted wardrobe. Vanity enclosed wash hand basin. Door to loft space providing ample storage.

## OUTSIDE

### REAR GARDEN

An enclosed rear garden with artificial lawn and patio area. Garden shed. Side access. Boundary fence. Outside tap.

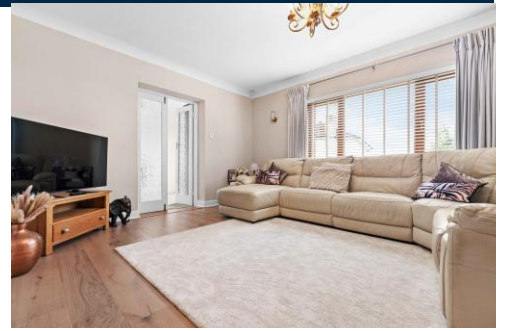
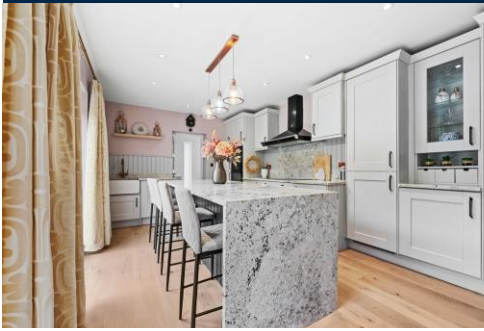
## ADDITIONAL INFORMATION

We are advised that the driveway of Sunnybank is subject to a 'right of way' in favour of the owners of the property to the east called Llysfaen, and persons authorised by them. Please ask a member of staff for further information.





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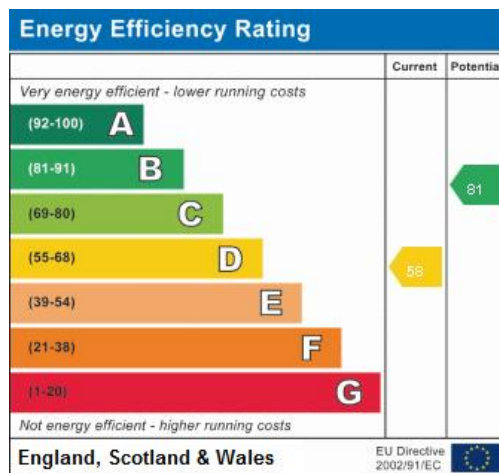




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