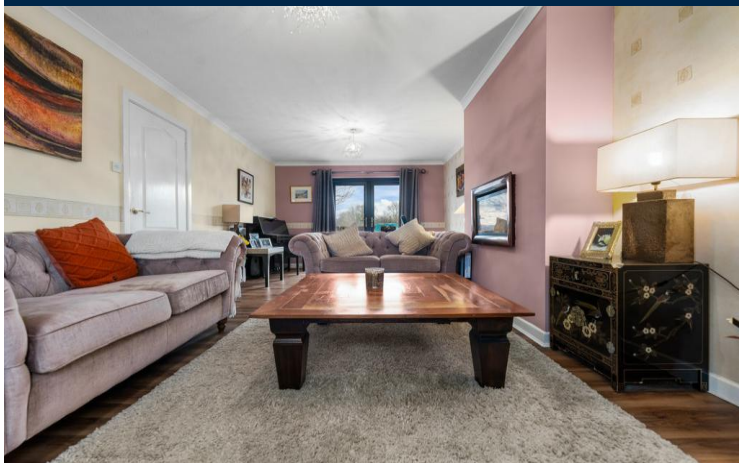




13 GLAN CREIGIAU
GROESFAEN
PONTYCLUN CF72 8RU

ASKING PRICE OF
£685,000



DETACHED PROPERTY



5



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4



3

**** FIVE DOUBLE BEDROOM FAMILY HOME WITH SEPARATE ANNEX ** SOUGHT AFTER SEMI RURAL VILLAGE LOCATION **** An exceptionally spacious and well presented five double bedroom detached family house in the sought after semi rural village of Groesfaen with separate annex, ideal for multi-generational living. The accommodation briefly comprises; entrance hallway, spacious lounge, sitting room, kitchen/dining room, utility room, WC, and play room. To the first floor there are five generously sized double bedrooms with the master bedroom having en-suite bathroom, plus the main family bathroom. The first floor annex, has the fifth bedroom with en-suite. The rear garden stretches the full width of the property comprising lawn, paved patio area with boundary fence. To the front is a driveway for several cars. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2,297 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

Entered via double, block paved driveway and pathway to front door. Gated access to rear. uPVC double glazed door into hallway.

HALLWAY

Doors to lounge, kitchen/dining room and sitting room. Radiator. Amtico flooring. Radiator. Stairs to first floor with under stair cupboard.

LOUNGE

21' 7" x 11' 4" (6.60m x 3.46m)

A double aspect reception room with uPVC double glazed bay window to front, and French doors to rear. Feature gas fireplace. Amtico flooring. Radiator.

SITTING ROOM

13' 8" x 8' 11" (4.19m x 2.72m)

uPVC double glazed window to rear. Amtico flooring. Radiator.

KITCHEN/DINING ROOM

21' 9"(max)x 18' 3" (6.64m x 5.58m)

A spacious entertaining space fitted with a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Space for American fridge/freezer and dishwasher. Fitted electric double oven and hob with extractor fan over. Tiled splash backs and flooring. Two uPVC double glazed windows to rear, and two windows to front. Radiator. Door to inner hallway leading to separate annex, plus door to utility room leading to WC and play room.

UTILITY ROOM

7' 1" x 6' 4" (2.16m x 1.95m)

Space for washing machine. Wall mounted Worcester gas boiler. Tiled flooring and walls. uPVC double glazed window and external door to rear garden. Doors to WC and playroom.

CLOAKROOM

6' 8" x 2' 5" (2.05m x 0.75m)

Fitted low level WC and wash hand basin. Fully tiled walls and floor. Radiator. Extractor fan.

PLAY ROOM

17' 5" x 12' 11" (5.31m x 3.96m)

Oak wood flooring. uPVC double glazed windows to front and rear. Two meter cupboards. Radiator.

FIRST FLOOR

LANDING

MASTER BEDROOM

13' 9" x 10' 9" (4.20m x 3.30m)

Overlooking the rear garden, an excellent sized principal bedroom, radiator. Door to ensuite.

ENSUITE

7' 4" x 11' 0" (2.24m x 3.36m)

A sizeable ensuite bathroom with a modern white suite comprising low level wc, wash hand basin, corner bath with central taps, spacious shower cubicle, window to front, full wall tiling, recessed spotlights.



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WALK IN WARDROBE

BEDROOM TWO

9' 3" x 18' 0" (2.82m x 5.49m)

Aspect to rear, a second double bedroom, radiator. Built in wardrobes.

BEDROOM THREE

10' 9" x 11' 8" (3.29m x 3.58m)

Aspect to rear, double bedroom, radiator.

BEDROOM FOUR

10' 11" x 11' 9" (3.35m x 3.59m)

Aspect to front, double bedroom, radiator. Built in wardrobes.

FAMILY BATHROOM

5' 7" x 7' 1" (1.72m x 2.17m)

A sizeable family bathroom with a modern white suite comprising low level wc, wash hand basin, panelled bath with central taps and shower above with swivel shower screen, window to front, full wall tiling, recessed spot lights.

ANNEX

BEDROOM FIVE

18' 0" x 13' 1" (5.50m x 4.01m)

Aspect to front, double bedroom, radiator. Built in wardrobes. Door to ensuite.

ENSUITE

5' 11" x 5' 3" (1.81m x 1.61m)

REAR GARDEN

Spacious rear garden mainly laid to lawn with paved patio area and boundary fence. Outside storage shed with power. Outside tap.

FRONT

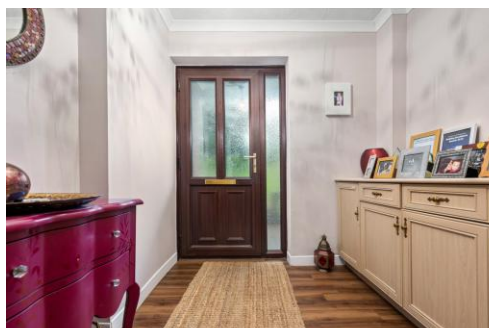
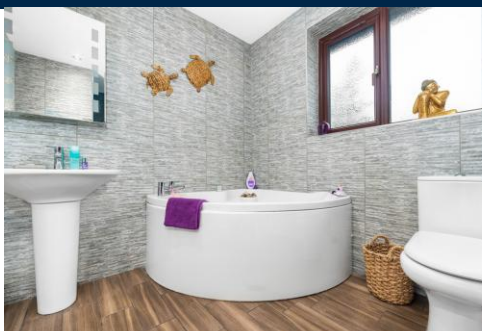
Driveway with parking for several cars.



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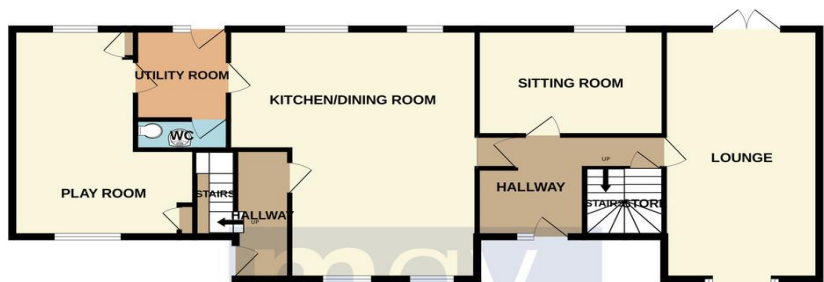


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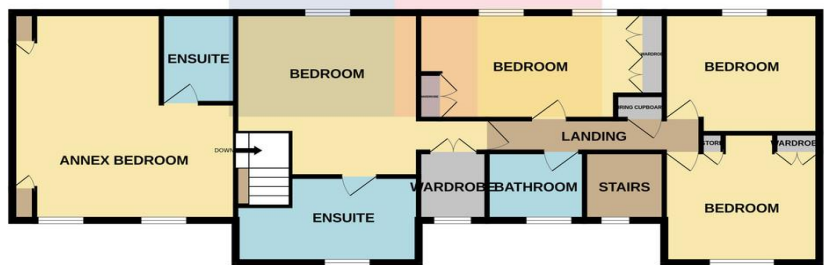


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GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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