



**SPRINGFIELD, LLANTRISANT ROAD**  
**GROESFAEN**  
**PONTYCLUN CF72 8NJ**

ASKING PRICE OF  
**£499,950**




**DETACHED BUNGALOW**



**2**



**2**



**3**



**3**

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1464 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**\*\* A WELL PRESENTED TWO BEDROOM  
DETACHED BUNGALOW WITH VIEWS \*\*  
GATED DRIVEWAY\*\* DOUBLE GARAGE\*\* A**

well presented two bedroom detached bungalow in the sought after village of Groesfaen. Entrance hallway, lounge, modern fitted kitchen and breakfast room with integrated appliances, sitting and dining room with doors conservatory, utility room and cloakroom. Two bedrooms, shower room and bathroom. Gas central heating. Double glazing. Landscaped rear garden. Double garage. EPC Rating: C

**LOCATION**

The property is situated on the outskirts of Groesfaen and Creigiau village close to local amenities which include a public house, restaurant, primary school, post office, Tesco Express, golf club and recreational park. There are well regarded primary and secondary schools close by. The property is also ideally located to links leading to the M4 motorway and Llantrisant Retail Park.

**ENTRANCE**

Gated driveway with feature stone boundary walls. Raised flower beds, steps up to front patio. Gated access to rear garden. Front door into hallway. Outside lighting.

**HALLWAY**

22' 0" x 5' 11" (6.73m x 1.81m)

Entered via composite front door with double glazed side panel, into hallway. Doors to lounge, kitchen/breakfast/dining room, two double bedrooms, bathroom and shower room. Radiator. Oak wood flooring. Storage cupboard.

**LOUNGE**

19' 11" x 18' 6" (6.08m x 5.64m)

uPVC double glazed windows to front and side with superb views. Modern gas fireplace, oak wood flooring. Two radiators.

**KITCHEN/BREAKFAST ROOM**

14' 0" x 12' 8" (4.27m x 3.87m)

A stylish kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink with complementary work surfaces. Waist-height integrated Neff double oven and microwave plus electric hob with extractor hood over. Integrated freezer, space for American fridge/freezer. Feature breakfast bar with space for two stools. Tiled flooring. Spotlights. Column radiator. uPVC double glazed window to front with views, door to utility room and opening to dining/sitting room.

**UTILITY ROOM**

9' 2" x 5' 10" (2.81 m x 1.80m)

Space for washing machine and dishwasher, with worktop over. Tiled flooring. Radiator. Doors to WC and airing cupboard housing hot water cylinder. Loft access with pull down ladder (partly boarded with lighting and houses gas central heating boiler). Composite door and uPVC double glazed window to side.

**CLOAKROOM**

4' 4" x 2' 10" (1.33m x 0.87m)

Low level WC and vanity enclosed wash hand basin. uPVC double glazed window to side.

**DINING/SITTING ROOM**

14' 9" x 10' 8" (4.52m x 3.26m)

Oak wood flooring. uPVC double glazed window to side. Glazed double doors to conservatory.

**CONSERVATORY**

12' 10" x 10' 9" (3.93m x 3.29m)

A well presented conservatory with modern lantern window over. uPVC double glazed windows to all aspects with French patio doors to rear. Luxury Vinyl Tile (LVT) flooring. Electric radiator. Spotlights.



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## BEDROOM ONE

11' 4" x 10' 4" (3.46m x 3.15m)

Fitted wardrobes to one wall. uPVC double glazed window to rear. Radiator. Oak wood flooring. Door to shower room.

## SHOWER ROOM

11' 3" x 6' 9" (3.45m x 2.06m)

Accessed via hallway and bedroom one. To include vanity enclosed wash hand basin, low level WC and double shower cubicle with glass screen. Fully tiled walls and flooring. Ladder radiator. uPVC double glazed obscure window to side.

## BEDROOM TWO

11' 5" x 10' 8" (3.48m x 3.26m)

uPVC double glazed window to side. Oak wood flooring. Radiator.

## BATHROOM

7' 9" x 7' 6" (2.38m x 2.30m)

A modern suite comprising low level WC, wash hand basin and corner bath with shower over and glass screen. Towel radiator. Laminate wood flooring. Fully tiled walls. uPVC double glazed obscure window to rear.

## OUTSIDE

### REAR GARDEN

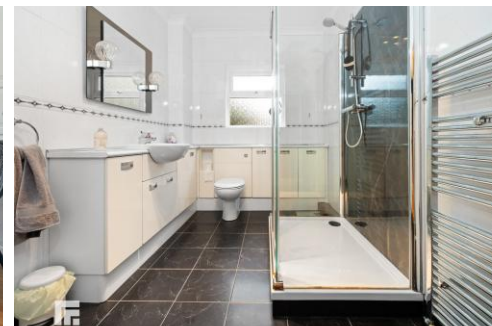
A landscaped rear garden offering paved seating area and lawn with shrub borders and boundary wall/fence. External power points and lighting. Outside tap to side.

### DOUBLE GARAGE

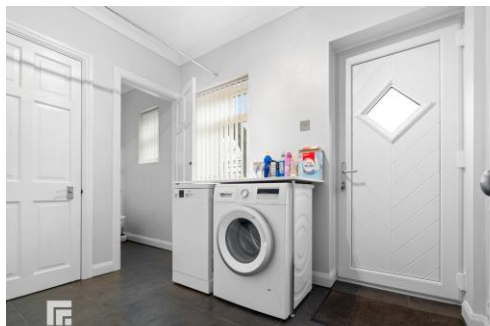
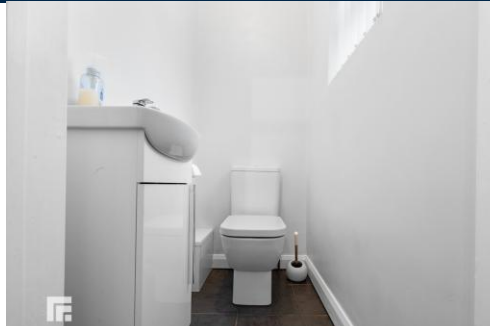
An up and over electric garage door. Light and power.



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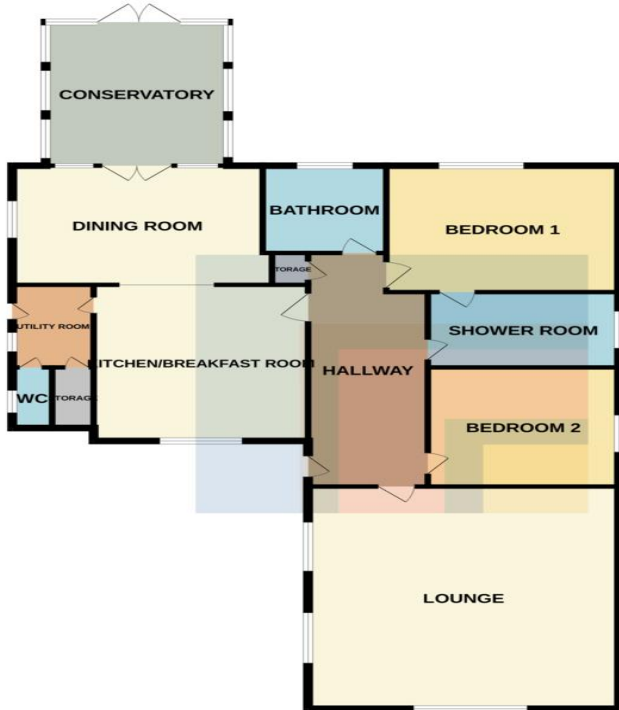


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# LLANTRISANT ROAD, GROESFAEN, PONTYCLUN CF72 8NJ

GROUND FLOOR  
1464 sq.ft. (136.0 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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