

# Barn at Gadairwen House, Peterston Road,

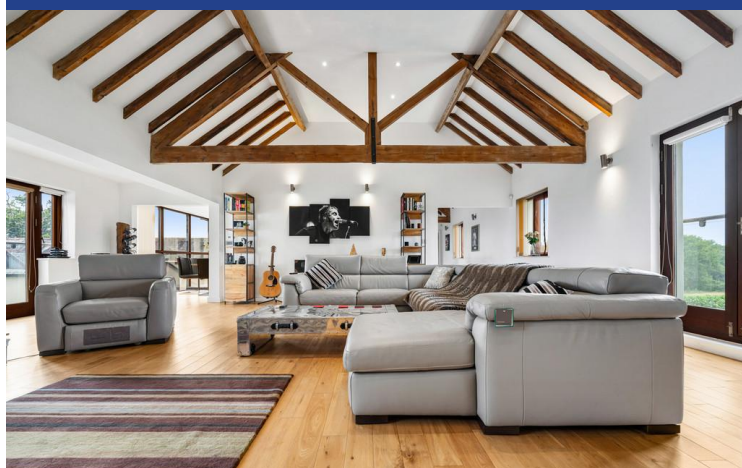
Groesfaen, Pontyclun, CF72 8NU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£799,950**



Barn Conversion

5

3

4

2

# Property Description

**\*\*CONVERTED FIVE BEDROOM BARN WITH PANORAMIC VIEWS\*\*** Set in this quiet idyllic location sits this five bedroom split level converted luxury barn with panoramic views. The spacious accommodation boasts an impressive open plan entrance hallway with glass balcony and original beamed ceiling. Open plan lounge/dining room, sitting room, kitchen/breakfast room, study and WC. Five bedrooms, master bedroom with French doors and an en-suite, bedrooms two and three with Jack and Jill shower room. Large luxury family bathroom. Front and rear gardens. Shared courtyard parking. EPC Rating: C

**Tenure Freehold**

**Council Tax Band I**

**Floor Area Approx 3,044 sq ft**

**Viewing Arrangements  
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

Large glass fronted entrance with tiled flooring.

## ENTRANCE HALLWAY

Double opening glass doors leading to the spacious entrance hallway, tiled flooring. Glass panelled and wood stair to first floor. Doors to all bedrooms.

## MASTER BEDROOM

15' 6" x 13' 7" (4.730m x 4.159m)

With French doors to front and matching side panels with superb views. Spotlights. Door into en-suite. Underfloor heating, a good sized principal bedroom. Underfloor heating.

## ENSUITE

9' 7" x 4' 10" (2.946m x 1.482m)

Low level wc, wash hand basin and walk in shower cubicle with chrome shower. Chrome heated towel rail.

## BEDROOM TWO

13' 10" x 10' 4" (4.240m x 3.169m)

Window to side, under floor heating. Door to shower room.

## JACK AND JILL SHOWER ROOM

10' 3" x 3' 6" (3.125m x 1.078m)

Fitted double shower cubicle fully tiled. Pedestal wash hand basin. Low level WC. Spotlights. Doors to bedrooms two and three. Underfloor heating.

## BEDROOM THREE

13' 10" x 9' 5" (4.224m x 2.874m)

Window to front, underfloor heating and door to shower room.

## UTILITY ROOM

6' 5" x 5' 0" (1.966m x 1.546m)

Underfloor heating controls. Plumbed for a washing machine. Door to boiler room.

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## BOILER ROOM

Central heating boiler and water tank.

## BEDROOM FOUR

13' 11" x 9' 5" (4.254m x 2.895m)

A further double bedroom. Underfloor heating.

## BEDROOM FIVE

13' 11" x 9' 6" (4.248m x 2.899m)

Hardwood double glazed window to side and rear. Spotlights. Underfloor heating.

## FAMILY BATHROOM

14' 2" (max) x 9' 4" (4.323m x 2.854m)

Luxury fitted bathroom with panelled bath and central taps. Walk in shower with glass screen. Pedestal wash hand basin. Low level WC. Dressing area. Spotlights. Underfloor heating. Hardwood double glazed window to front.

## FIRST FLOOR

### GALLERIED LANDING

Impressive glass galleried landing with open original beamed ceiling. Full length hardwood windows with panoramic views. Radiator. Oak wood flooring. Double doors into living area plus door to kitchen/breakfast room.

### LOUNGE/DINING ROOM

26' 2" (max) x 23' 11" (7.999m x 7.30m)

Juliet glass fronted balconies to front and rear, exposed beam vaulted ceilings, wood flooring and radiators.

### SITTING ROOM

14' 3" x 11' 4" (4.360m x 3.455m)

Window to side, high vaulted ceilings with exposed beams, wood flooring and radiator.

### STUDY

9' 5" x 7' 7" (2.881m x 2.333m)

Tall ceilings, wood flooring and door to cloakroom.

## CLOAKROOM

Low level wc, window to side.

## KITCHEN/BREAKFAST ROOM

19' 4" x 19' 10" (max) (5.911m x 6.07m)

With units and granite worktops to three sides, inset 1.5 bowl sink with side drainer, inset induction hob with cooker hood above, central breakfast bar island, exposed beam vaulted ceiling, windows to three aspects, wood flooring and radiator.

## OUTSIDE

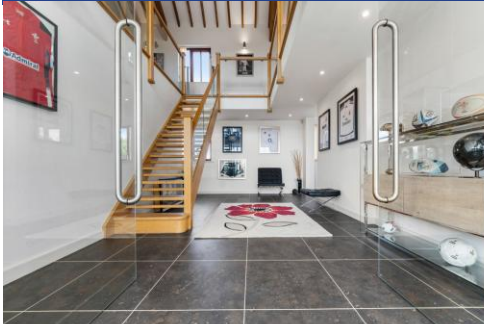
### FRONT

Terraced patio with superb views. Shared courtyard parking.

### REAR GARDEN

Enclosed rear garden with hedgerow borders. Paved patio area. Laid to lawn with superb views.

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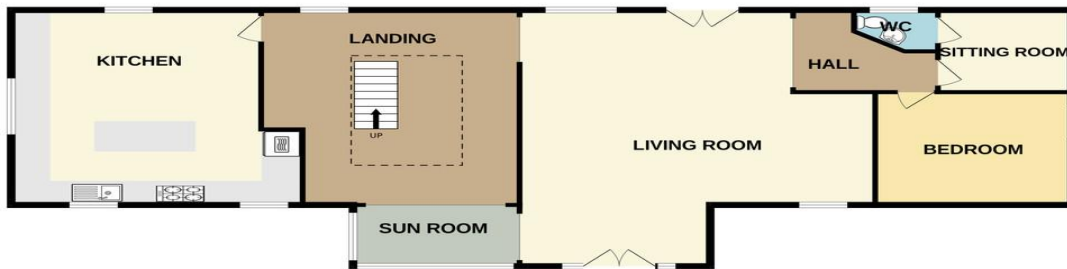


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GROUND FLOOR  
1525 sq.ft. (141.6 sq.m.) approx.

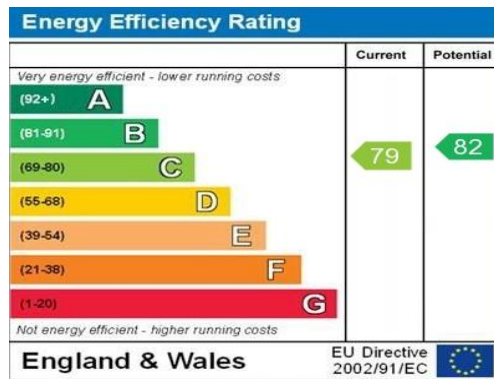


1ST FLOOR  
1519 sq.ft. (141.1 sq.m.) approx.



TOTAL FLOOR AREA : 3044 sq.ft. (282.8 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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