



**1 REDGATE TERRACE**  
**GROESFAEN**  
**PONTYCLUN CF72 8NN**

OFFERS IN EXCESS OF  
**£270,000**



**END OF TERRACE COTTAGE**



**2**



**1**



**1**



**1**

**\*\*CHARMING COTTAGE\*\*END OF TERRACE\*\*TWO BEDROOMS\*\*SOUTH FACING GARDEN\*\*PARKING FOR TWO VEHICLES\*\*** A beautifully presented two bedroom cottage in the sought after area, Groesfaen. Entered via a stable door with porch area leading into an open plan lounge/dining room with wood burner and modern kitchen. To the first floor; master bedroom, family bathroom with utility cupboard and a second double bedroom. South facing garden and parking for two vehicles. EPC Rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 687 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE**

Entered via a stable style door, open porch area. uPVC window to side. Opening through to lounge/dining room.

#### **LOUNGE/DINING ROOM**

21' 1" x 11' 10" (6.44m x 3.62m)

A good sized open plan lounge/dining room. Wood burning stove with tiled hearth. Quality wood effect laminate flooring. Two radiators. uPVC sash window to front. Wooden, spindles staircase to first floor. Archway through to kitchen.

#### **KITCHEN**

9' 10" x 8' 7" (3.00m x 2.64m)

Double glazed composite door and uPVC double glazed window to rear. The kitchen is fitted with a range of base and eye level units incorporating ceramic sink with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Integrated dishwasher. Space for fridge/freezer. Wall mounted gas combination boiler. Tiled flooring and splash backs.

#### **FIRST FLOOR**

#### **LANDING**

Landing area with doors to all rooms. Access to loft space.

#### **BEDROOM ONE**

12' 7" x 9' 6" (3.84m x 2.91m)

A beautifully presented master bedroom. Built in storage cupboard. Radiator. uPVC sash window overlooking the well maintained garden.

#### **BEDROOM TWO**

9' 9" x 8' 9" (2.98m x 2.67m)

A second double bedroom with quality wood effect laminate flooring. Radiator. uPVC sash window to rear.

#### **FAMILY BATHROOM**

7' 11" x 7' 10" (2.43m x 2.39m)

White suite; low level WC, wash hand basin with chrome mixer tap and vanity, bath with chrome mixer tap and shower. Built in utility cupboard with plumbing for washing machine and space for tumble dryer. Tiled flooring and splashbacks. Radiator. Extractor fan. Spotlights. Obscured glass window to rear.

#### **OUTSIDE**

#### **FRONT**

South facing, sunny garden with paved pathway leading from side gate (for access) to front door. Paved patio and area laid to lawn. Bordered by hedges, timber fence and mature shrubs. Additional seating area. Timber shed. Vegetable patch. Timber gate to side.

#### **REAR**

Entered via gravel driveway. Parking to front and side for two vehicles. Outside tap.



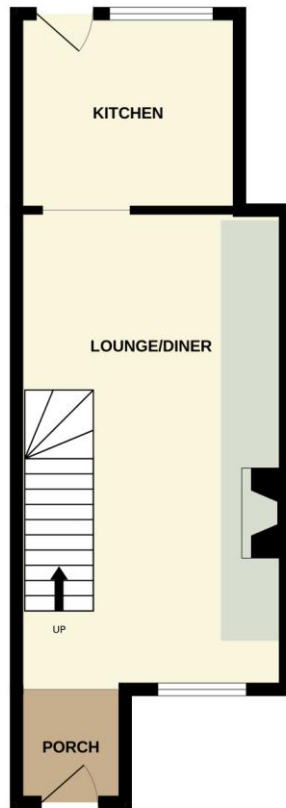


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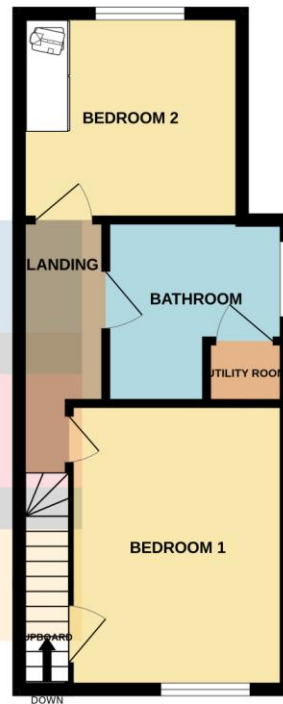


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GROUND FLOOR  
354 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.8 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.  
Made with Metropix C3025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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