



The Arden Llantrisant Road, Groesfaen Pontyclun

£600,000 Freehold



The Arden Llantrisant Road, Groesfaen Pontyclun

Pablack Talbot green are delighted to present to market this immaculately presented four bedroom detached family residence positioned within a spacious private plot in the sought after location of Groesfaen with its excellent commuting links, easy access to local amenities and within catchment area of well-regarded schools.

Internally this substantial property comprises of a porch to a welcoming entrance hall, light and spacious lounge, beautifully light kitchen with sliding doors open onto the garden and separate utility area, dining area with french doors to the rear garden, a second sitting room, study, and ground floor cloakroom. A stair case leads to the first floor landing where there are four good size bedrooms, two of which boast en suite facilities whilst the master further benefits from its own walk in dressing room. The remaining two bedrooms have use of the family bathroom.

Externally the property is approached via a block paved driveway for at least two cars and leads to the integral garage. A mature front is mostly laid to lawn and is screened to the front with a range of mature shrubs and trees. To the rear is a well-established garden offering a number of sitting areas offering a vast amount of privacy

Kitchen

.16' 4" max x 15' 10" (4.98m max x 4.83m)

Fitted with a matching range of quality base and eye level units with contrasting granite worktops over. One and a half bowl sink unit with mixer tap. Range style cooker to remain. Space for American fridge/freezer. Built in microwave. Space for table and chairs. UPVC sliding doors open onto the garden.

Cloakroom

Fitted with a two piece suite comprising wash hand basin and close coupled WC.

Study

10' 6" x 9' 5" (3.20m x 2.87m)

Multi use room that is currently used as a study but would also make an ideal additional sitting room or children's playroom.



Porch And Entrance

Entered via UPVC double glazed door to a generous entrance hallway which provides access to the lounge, study, cloakroom and kitchen. A stair case leads to the first floor landing.

Lounge

17' 11" x 12' 3" (5.46m x 3.73m)

Front aspect room with UPVC double glazed window to front. The room is centred upon a feature gas fireplace. This room is open plan through to the dining room.

Dining Room

12' 3" x 10' 11" (3.73m x 3.33m)

Spacious area for dining with french doors which open to the garden. Access to sitting room and kitchen.

Sitting Room

9' 11" x 11' 4" (3.02m x 3.45m)

Multi use room which is currently used as a television room with french doors opening to the garden. Internal door to Utility Room.

Utility Room

Previously part of the garage which has been partitioned off with stud partition wall. Now offers space for washing machine, tumble dryer, deep freezer. Base units with worktop space over and inset sink unit.



Landing

Access to all rooms.

Master Bedroom

17' 9" x 9' 11" (5.41m x 3.02m)

UPVC double glazed window to front. Doors provide access to a walk in dressing room plus Ensuite Bathroom.

Walk In Wardrobe

Ensuite Bathroom

Four piece suite comprising bath, separate shower cubicle, wash hand basin and close coupled WC. UPVC double glazed obscure window to side.

Bedroom 2

14' 8" x 9' 10" (4.47m x 3.00m)

Two UPVC double glazed windows to front. Fitted wardrobes and matching vanity/desk area. Door to Ensuite.

Ensuite Shower Room

Fitted with a three piece suite comprising double shower, vanity wash hand basin and close coupled WC. Velux window to rear.

Bedroom 3

14' 8" x 9' (4.47m x 2.74m)

Two UPVC double glazed windows to front.

Bedroom 4

13' 10" max x 10' 9" (4.22m max x 3.28m)

Velux window to rear.

Bathroom

Fitted with a three piece suite comprising bath, wash hand basin and close coupled WC. Velux window to rear.

Outside

The front is approached via a block paved driveway for at least two cars and leads to the garage. A mature front is mostly laid to lawn and is screened to the front with a range of mature shrubs and trees. A side access leads around to a sun chasing rear garden which commences with patio area and leads up to a large lawn area. There are several areas laid with further mature shrubs and trees as well as two further patio areas. There are outside lights and an outside tap.

Garage

Part partitioned off to allow for a utility room. Accessed via electric roller door. Combi boiler.



Council Tax Band

G

School Catchment

Welsh Primary School
YGG Llantrisant
English Primary School
Penygawsi Primary
Welsh Secondary School
Ysgol Llanhari (Secondary)
English Secondary School
Y Pant





13 Talbot Road, Talbot Green, Talbot Green, Mid Glamorgan, CF72 8AD

EPC Rating: D

Property Ref:TAL303549 - 0005



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