



Cross Roads Cottage Groesfaen, Groesfaen Pontyclun

offers in excess of **£375,000** Freehold



Cross Roads Cottage Groesfaen, Groesfaen Pontyclun

Pablack Talbot Green are pleased to present to the market this characterful three double bedroom detached cottage in the sought after location of Groesfaen with its excellent commuting links and easy access to local amenities.

Internally the property comprised of three good size reception rooms, the sitting room boasting a feature stone fireplace with wood burning stove and Kitchen breakfast room to the ground floor. To the first floor are three double bedrooms, the master benefiting from its own en suite facilities whilst the remaining two double bedrooms have use of the family bathroom.

Externally there is driveway parking for several vehicles and a generous enclosed garden with wall surround and with a variety of sitting areas and an array of established plants and shrubs makes an ideal area for family gathering, entertaining or even enjoying a relaxing evening with the double doors opening from the lounge.



Entrance

To the front property has gated front to the main entrance and also gated entry to the side which leads to Driveway.

Sitting Room

16' 6" x 12' (5.03m x 3.66m)

Enter the property into sitting room with window to front aspect. Feature exposed stone fireplace with inset log burning stove. Doors leading to Living Room, Hallway and Dining Room, Stairs with in-built Cupboards leading to first

floor.

Lounge

23' 1" x 12' 1" (7.04m x 3.68m)

A light and spacious lounge with feature fireplace, triple aspect with sliding glass doors opening to enclosed rear garden, windows to front and rear aspects.

Dining Room

10' 5" x 13' 9" (3.17m x 4.19m)

A light and welcoming dining area with window to front, door

leading to Kitchen Breakfast Room, laminate flooring.

Kitchen Breakfast Room

23' 6" x 9' 1" (7.16m x 2.77m)

Fitted with a range of wall and base units to provide ample storage and work surface space over, inset one and a half bowl sink unit and side drainer, Integral Neff double oven, Neff Microwave, Neff 5-ring gas hob with overhead extractor hood, Neff dishwasher, fridge and freezer, space and plumbing for utility appliances. Two windows to rear aspect, tiled floor.



Cloakroom

Two piece suite comprising of Wash basin and WC, Loft hatch, heated towel rail, obscured glazed window to rear aspect, tiled walls and floor.

Bedroom One

23' 2" x 16' (7.06m x 4.88m)

En Suite

Three piece suite comprising of step in enclosed shower, wash basin with storage under and WC, heated towel rail, extractor fan, obscured window to side aspect.

Bedroom Two

12' 5" x 11' 1" (3.78m x 3.38m)

Fitted Storage Cupboard, window to front aspect.

Bedroom Three

11' 10" x 8' 9" (3.61m x 2.67m)

Window to front aspect

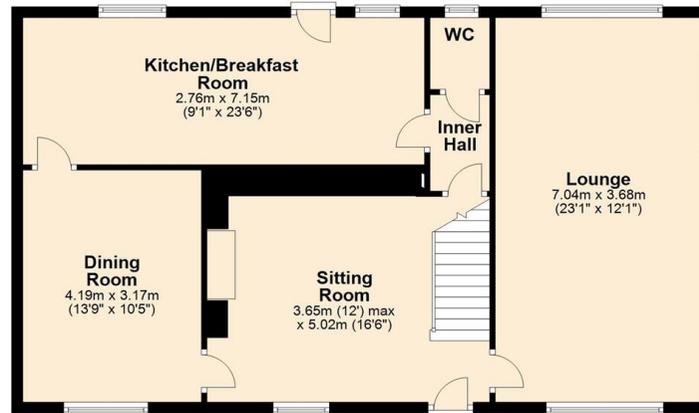
Family Bathroom

Good size family bathroom suite comprising of panelled bath, enclosed shower, twin sink units and w.c. Obscure glazed window to rear elevation.

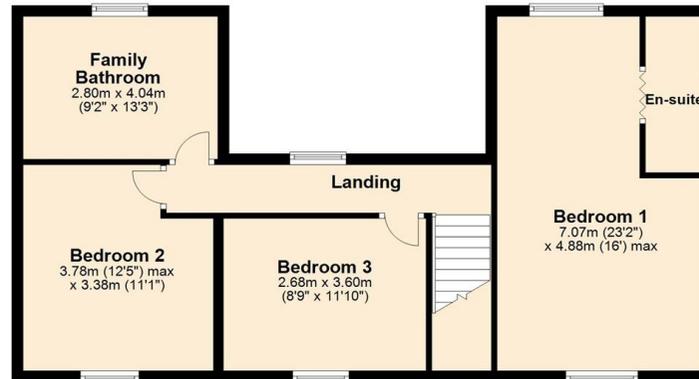




Ground Floor



First Floor



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

EPC Rating: E

Property Ref:TAL303073 - 0004



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