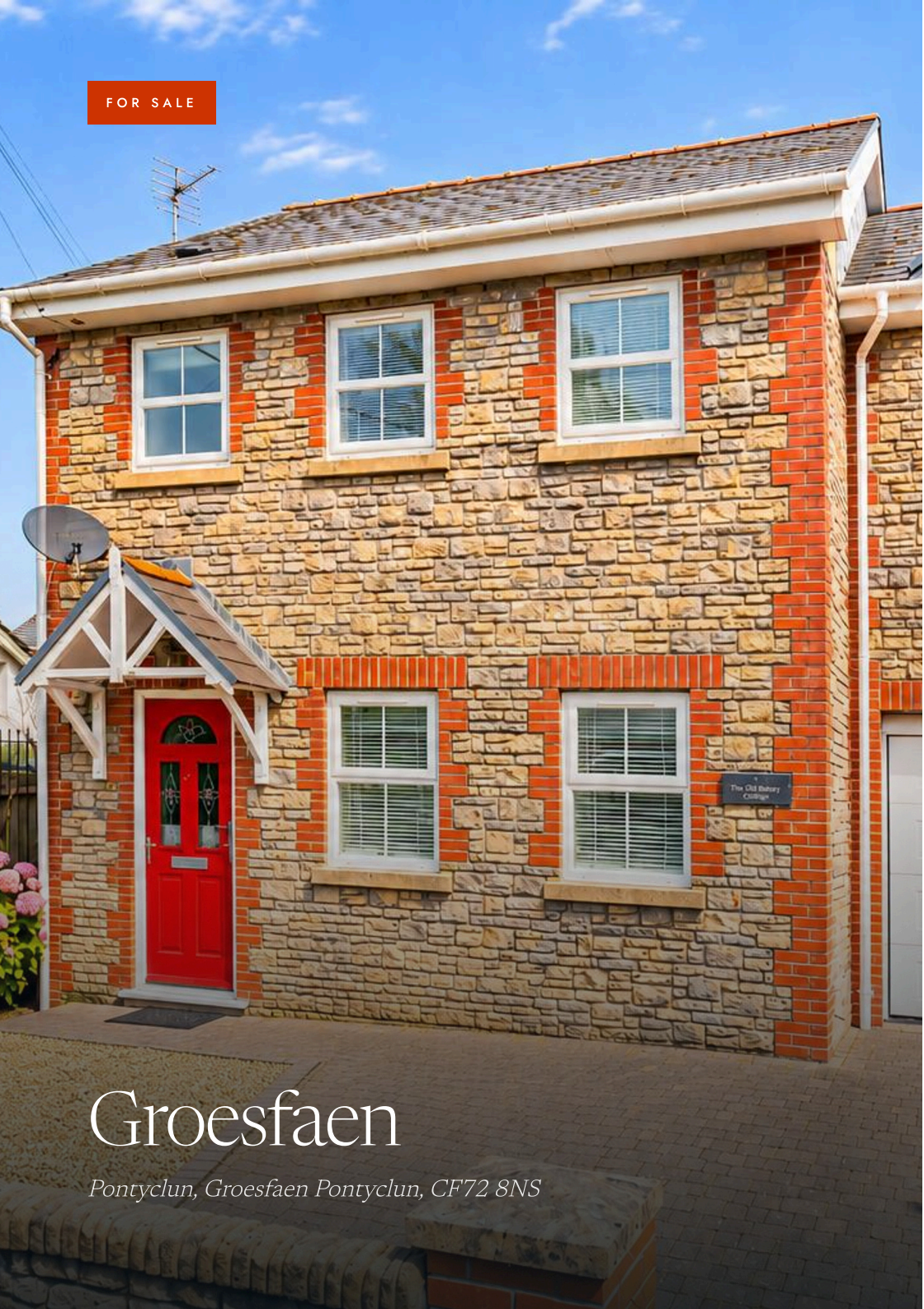


FOR SALE

Groesfaen

Pontyclun, Groesfaen Pontyclun, CF72 8NS

PONTYCLUN, GROESFAEN PONTYCLUN

Groesfaen

Pontyclun, Groesfaen Pontyclun, CF72 8NS

GUIDE PRICE

£299,000

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

1,100 SQ FT

3 DOUBLE BEDROOMS

INTEGRAL GARAGE WITH ELECTRIC DOOR

CHAIN FREE PURCHASE

EASY ACCESS TO LINK ROADS



THE PROPERTY

Welcome to Smithy Cottage, a charming semi-detached house nestled in the picturesque village of Groesfaen, Pontyclun. This delightful property boasts a generous living space of 1,100 square feet, making it an ideal home for families or those seeking a comfortable retreat.

As you enter, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The house features three well-proportioned bedrooms, ensuring ample space for everyone. The family bathroom is complemented by an en-suite shower room, offering convenience and privacy for the master bedroom.

The low maintenance garden is a wonderful outdoor space, perfect for enjoying sunny days or hosting barbecues with friends and family. Additionally, the property benefits from driveway parking for two vehicles, providing ease and accessibility.

Constructed after the year 2000, Smithy Cottage combines modern living with a charming village atmosphere. Groesfaen is known for its friendly community and beautiful surroundings, making it an excellent choice for those looking to settle in a tranquil yet accessible location.

This property presents a fantastic opportunity for anyone seeking a comfortable family home in a desirable area. Do not miss the chance to make Smithy Cottage your new home.

INSIDE









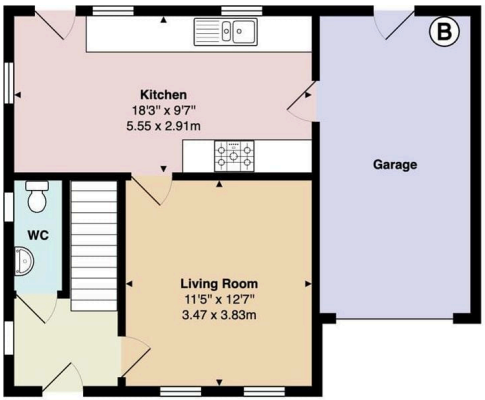


ACCOMMODATION

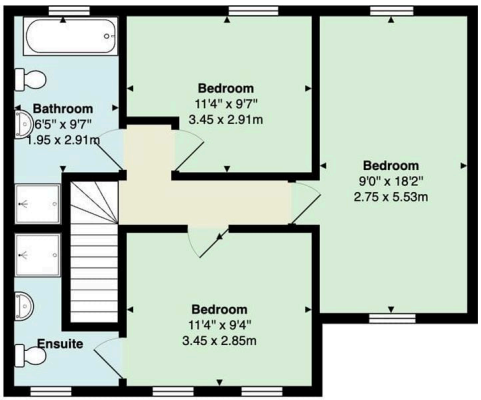
LIVING ROOM	3.48m x 3.84m
KITCHEN	5.56m x 2.92m
BEDROOM 1	2.74m x 5.54m
BEDROOM 2	3.45m x 2.92m
BEDROOM 3	3.45m x 2.84m
BATHROOM	1.96m x 2.92m

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	1,100 SQ FT
TENURE	FREEHOLD
EPC RATING	72 · POTENTIAL 83

FLOORPLAN



Ground Floor



First Floor

1 Smithy Cottage

Total Area: 1172 ft² ... 108.9 m²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk