

FOR SALE



Penygroes

Groesfaen, Pontyclun, CF72 8PA

GROESFAEN, PONTYCLUN

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OFFERS IN EXCESS OF

£550,000

4 BEDROOMS

1,999 SQ FT





An impressive family home with loads of potential.



LUKE TREZISE
SALES VALUER · PONTCANNA



THE PROPERTY

Nestled in the charming village of Penygroes, Groesfaen, Pontyclun, this impressive large detached family home offers a wonderful opportunity for those seeking a spacious residence in a tranquil setting. Spanning an impressive 1,999 square feet, the property boasts four well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Set within a substantial plot, the home benefits from a generous driveway, providing ample parking and easy access. The quiet surroundings enhance the appeal, allowing for a peaceful lifestyle while still being part of a strong and welcoming community.

This property presents a fantastic opportunity for buyers who wish to personalise their new home, as it is perfect for those looking to put their own stamp on it. The sought-after village location adds to its allure, offering a blend of rural charm and convenient access to local amenities.

In summary, this delightful family home in Penygroes is a rare find, combining space, potential, and a friendly community atmosphere. It is a must-see for anyone looking to settle in a picturesque area while enjoying the comforts of a large family residence.

KEY FEATURES

DETACHED FAMILY HOME

DRIVEWAY & GARAGE

CHILD FRIENDLY GARDENS

QUIET, SOUGHT AFTER LOCATION



INSIDE



INSIDE



OWNERS' COMMENTS

I remember the house was amazing for entertaining with family gatherings, both in the summer with the garden and winter with plenty of room for all. Happy memories

THE OWNERS

GROESFAEN, PONTYCLUN



ACCOMMODATION

SITTING ROOM	3.63m x 4.52m
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LIVING ROOM	5.74m x 4.06m
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DINING ROOM	3.07m x 4.06m
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KITCHEN	3.23m x 3.99m
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BEDROOM	4.80m x 4.06m
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ENSUITE	2.44m x 3.76m
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BEDROOM	4.01m x 4.06m
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BEDROOM	3.07m x 3.40m
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BEDROOM	2.82m x 3.76m
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FRONT GARDEN

Driveway & garage

SCHOOL CATCHMENT AREA

• *Y Pant Comprehensive School (located in Talbot Green).* • *Local Primary Options: Nearby options serving the broader CF72 sector include Llantrisant Primary School (English-medium) and Y.G.G.G. Llantrisant (Welsh-medium).*

FLOORPLAN

Penygroes



Total Area: 185.7 m² ... 1999 ft²

All measurements are approximate and for display purposes only

Energy efficiency

An Energy Performance Certificate is available on request.

PROPERTY TYPE	HOUSE
INTERNAL AREA	1,999 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND G

COME AND SEE IT

Arrange a viewing

*Our Pontcanna team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Luke Trezise

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

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



SCAN TO SEE WHAT'S
NEAR YOU

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. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU