



**£205,000** Guide Price

Main Road, Groesfaen

Cottage | 3 Bedrooms | 1 Bathroom



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# Step Inside

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## Key Features

- A RARE opportunity
- Terraced EDWARDIAN Cottage
- 3 Bedrooms
- Stunningly refurbished
- Beautiful Kitchen
- South Facing Rear Garden
- Off Road parking
- SOUGHT AFTER village
- Great School Catchment
- Viewing Highly Recommended



## Property Description

JUST WOW! This beautiful EDWARDIAN 3 bedroom terraced COTTAGE dating back to 1880 is just stunning! It's a beautiful cottage, you will just LOVE it! This charming cottage comprises of a lounge/diner, open plan kitchen, and family bathroom to the ground floor, plus three bedrooms on the first floor. Gas central heating and uPVC double glazed windows.

## Main Particulars

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This beautifully modernised and presented cottage with longer than average garden to the rear is set in the charming sought after village of Groesfaen with similar picturesque cottages around. It is the ideal property for anyone looking for a character home that has been tastefully refurbished throughout.

The village of Groesfaen is approximately 7 miles north west of Cardiff and enjoys a pleasant rural outlook. Amenities include a local shop, public house, children's playground and Church. The village is within the catchment area for well regarded schools, namely Y Pant Comprehensive School (secondary) and Ysgol Criegiau (Primary). For the commuter, Groesfaen is only minutes from the M4 junction 34, with easy commuting to both Cardiff and Swansea.

### The property comprises of;

#### **Lounge/Diner** 20' 1" x 12' 11" Max (6.12m x 3.94m Max)

A spacious comfortable reception room with dual purpose with plastered ceiling and walls and has been modernised throughout. With a double-glazed bay window to the front with seating, the room provides both the ideal place for dining and relaxing on the sofa. The dining area in front of the attractive bay window is the perfect spot to enjoy those family meals and discuss the days events, whilst in the lounge area there would be no better place to relax in the evening in front of the TV with family or friends.

With television aerial point, central heating radiators, two pedant ceiling lights. Wood effect tiled flooring. Doorway to under stair store and stairs to the first floor.

From the lounge doorway to

### **Kitchen** 12' 3" x 9' 8" Max (3.73m x 2.95m Max)

A new stylish contemporary open plan kitchen. This well thought out kitchen is fitted with a comprehensive range of white units with complementing oak work surfaces over, inset with a ceramic bowl sink with mixer tap over. Complemented with a 4 ring electric hob and electric oven, this kitchen has everything you want, plenty of work space, integrated dishwasher and space for a washing machine and tall fridge freezer. Tiled flooring continued from the Lounge/Diner and splash back tiled walls. Double-glazed window to rear and double-glazed door opening to the rear garden.

The roof window allows more natural light to flood into the kitchen. Linking the kitchen to the Lounge you'll find more storage, with several ladder units. The kitchen also has an opening to the Lounge/Diner providing the perfect place for the chef of the house prepare the evening meal, whilst being able to be apart of the conversation in the lounge.

### **Family Bathroom** 5'6" x 10'6" (1.68m x 3.21m Max)

A modern stylish bathroom fitted with panelled bath with shower over, pedestal washbasin and low level w.c. Double-glazed obscure window to the rear with Vinyl flooring and part painted/part tiled walls. Pendant light. The bathroom also has space for storage units.

The stairs to the FIRST FLOOR Landing, fitted with new wool carpet. The landing provides access to all 3 bedrooms, plus the airing cupboard (home to the 3 year old combination boiler).

### **Master Bedroom** 13' 1" x 7' 6" (3.99m x 2.29m)

A good double bedroom fitted with a range of attractive bedroom furniture including floor to ceiling wardrobes. Double-glazed window overlooks the front, with carpet flooring and plastered walls and ceiling, this is the perfect spot to recharge your batteries for the next day.(currently being used as a home office).

### **Bedroom Two** 11' 9" x 7' 7" (3.58m x 2.31m)

A good size double room with rear aspect and double-glazed window overlooking the rear. Fitted carpet, perfect for any Childs bedroom or guest room.

### **Bedroom Three** 12' 3" Max x 7' 11" Plus Recess (3.73m Max x 2.41m Plus Recess)

A pleasant double room with restricted head height, this is the ideal room to provide ample space for the child to play or alternatively a dual purpose room as a guest bedroom and study. Fitted carpet. Double glazed skylight window, double glazed PVCu window to rear

## **OUTSIDE**

**To the front.** A boundary wall encloses a paved forecourt, forming the front garden with a stone boundary wall and cottage swing gate providing access. A composite wood effect door opens to the porch...

**To the rear.** This lovingly looked after enclosed rear south facing sun trap provides multiple areas for enjoyment. There are several areas to the cottage garden leading up to the rear of the house, with a longer than average sun filled space, which is effectively divided into three. The majority of the garden is laid with lawn and shrubbery, a second area is a gravelled patio is an ideal spot for a relaxing soak in a hot tub after those long stressful days in work, and finally the initial decked patio located directly outside the kitchen door is the ideal location for summer barbecues & 'al fresco dining'.

To the rear of the property you'll find a 12' x 8' garden shed and behind a wooden boundary fence you will find a driveway with car parking for a car. The sun filled south facing rear garden is entered via a wooden gate to the REAR GARDEN.





## Floorplan



### Floorplan - Room Dimensions

Porch	2'11" x 4'10" (0.90m x 1.47m)
Lounge/Diner	20' 1" x 12' 11" Max (6.12m x 3.94m Max)
Kitchen	12' 3" x 9' 8" Max (3.73m x 2.95m Max)
Bathroom	5'6" x 10'6" Max (1.68m x 3.21m Max)
Master Bedroom	13' 1" x 7' 6" (3.99m x 2.29m)
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### Disclaimer

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given

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