

2 Redgate Terrace

Groesfaen, Pontyclun, CF72 8NN

Offers Over £280,000

HARRIS & BIRT

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Tulip Cottage is a stone-built character cottage in a small terrace on a private road in Groes-faen, with covered off-road parking under a solid timber carport, a long rear garden, and an open log fireplace set into an exposed stone wall in the lounge. It has been in the same ownership since 2011, is freshly redecorated and ready to move into, and is offered with no onward chain.

The cottage is reached by a private road and has its own off-road parking under a large timber carport, big enough for an SUV or any standard-sized car, and covered by CCTV. You can park undercover and be at the front door in a few steps, which is rare for a village cottage.

The red stable door opens straight into the kitchen / breakfast room. At almost 19ft long it is large for a cottage this size, and it is the heart of the house. It has a vaulted ceiling with exposed beams and two rooflights, shaker-style units with glazed wall cabinets, wood worktops and metro tiling, and room for a breakfast table.

From the kitchen, a boot room somewhere for coats, boots and muddy dogs before you reach the living space. Beyond it is the 22ft living / dining room, with an open log fireplace set into an exposed stone wall, a beamed ceiling, and French doors opening straight onto the garden.
Upstairs are two bedrooms, the main one with a feature fireplace and built-in storage, and a bathroom with a mains shower over the bath.

The rear garden is long, on a 0.06-acre plot, laid mainly to lawn with patio areas and mature shrubs and trees. There may be scope to extend, subject to planning, as neighbouring properties have done.
Groes-faen is a quiet village, but the cottage is well connected.

The Dynevor Arms is within walking distance, and M4 Junction 34 is approximately 4 miles away.
Pontyclun station, the Royal Glamorgan Hospital and Talbot Green are all close by, and Cardiff City Centre is only 15 miles.
A rare chance to buy a home with genuine character in an area of largely new-build housing







Accommodation

Ground Floor

Kitchen / Breakfast Room 18'9 x 7'6 (5.72m x 2.29m)
Entered via a wooden stable door. Wood flooring. Skirting boards. A range of wall and base units, wood worktops, tiled splash back, one and half ceramic sink and drainer with mixer tap over, Stainless steel four ring gas hob, Fan assisted oven, Stainless steel extractor fan, space for a fridge / freezer, space for a washing machine. Two glazed windows to the front aspect. Glazed window to the living room. Vaulted ceiling with character beams, inset spotlights and two skylight windows. Door to:

Inner Lobby 5'0 x 6'1 (1.52m x 1.85m)
Wood flooring. Skirting boards. Leaded and cut glass glazed window to the living area. Pendent light fitting. Glass panelled door to:

Living / Dining Room 16'11 max x 22'5 max (5.16m max x 6.83m max)
Wood flooring. Skirting boards. Log burning stove with hearth, inset wooden mantel to a feature stone wall with shelving to alcove. Character ceiling beams to the ceiling. Two ceiling strip spot lights. Pendant light fitting to the bottom of the stairs. Glass panelled French doors to the rear garden. Glass panelled for to the rear garden. Stairs with fitted carpet leading to the first floor landing.

First Floor

Landing 5'1 x 4'3 (1.55m x 1.30m)
Wood floor. Skirting boards. Access hatch to loft space. Pendant light fitting. Doors leading to:

Bedroom One 15'4 x 10'5 (4.67m x 3.18m)
Entered via wood panelled door. Wood flooring. Skirting boards. Feature fire place with mantel surround. Built in storage cupboards. Two pendant light fittings. Two glazed windows to the rear aspect.

Bedroom Two 9'11 x 9'10 (3.02m x 3.00m)
Entered via wood panelled door. Wood flooring. Skirting boards. Cupboard housing a combination boiler. Built in storage cupboards. Pendant light fittings. Glazed windows to the front aspect.

Bathroom 6'6 x 6'7 (1.98m x 2.01m)
Entered via a panelled door. Tiled floor. Tiled walls. Panelled bath with mains shower over. Low level WC. Pedestal wash hand basin. Inset ceiling spot lights. Ceiling extractor fan. Glazed window to the rear aspect.

Outside

Front Garden
Shared access to a gravelled off road parking space with a wooden covered car port.

Rear Garden
The rear garden is mainly laid to lawn with mature shrubbery, trees and patios areas.

Services
Mains Electric, Mains Gas, Mains Water, Mains Drainage.

Rights Of Way & Easements
The property is sold subject to and with the benefit of all wayleaves, easements and rights of way in existence. We are advised that there are rights of way in favour of the neighbouring properties situated along Redgate Terrace. We have included further information below;

"Except and reserving unto the Vendor the owners or occupiers of the adjoining premises the right to pass and repass over the roads or paths coloured brown on the said attached hereto."

Interested parties to verify above via their legal representatives.

Directions
From our office turn left and onto Ty-Wern Road, Continue onto Ty'n-Y-Parc Road, Turn right onto Ash Grove/Northern Avenue/A470, Continue to follow Northern Avenue/A470, Take the M4/A4054 slip road to Tongwynlais, At Coryton Roundabout, take the 4th exit onto the M4 slip road to Bridgend, Take the slip road onto M4, At junction 34, exit towards Llantrisant/Rhondda/A4119, At Miskin Interchange, take the 3rd exit onto A4119, Turn right to stay on A4119, Turn left just before you approach the Dynevor Arms Pub And Dining, Destination will be on the left.

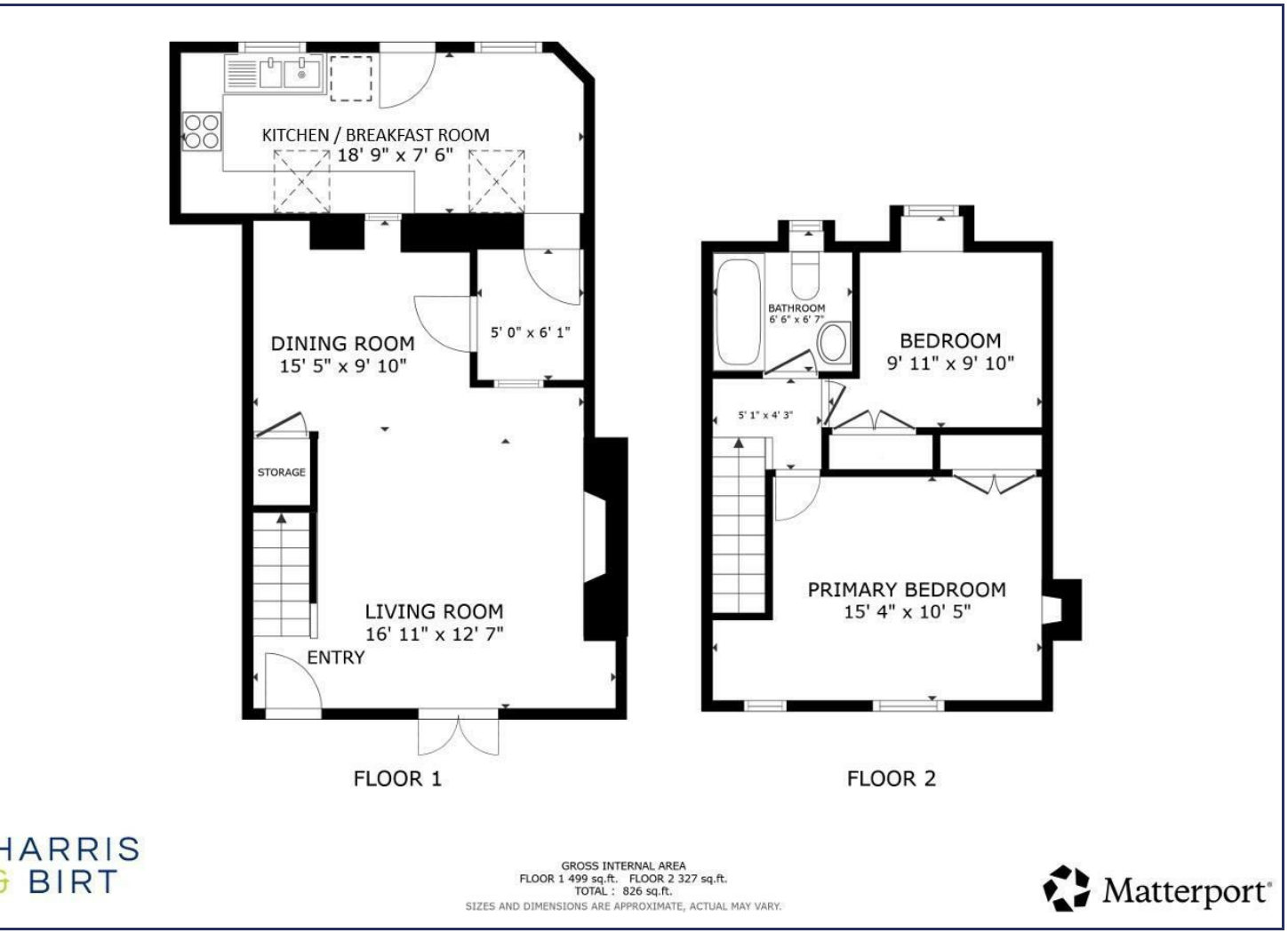












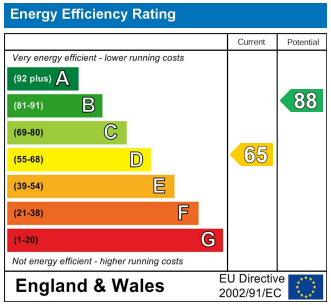
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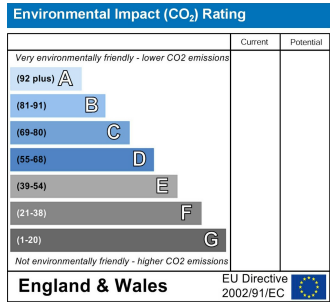
GROSS INTERNAL AREA
FLOOR 1 499 sq.ft. FLOOR 2 327 sq.ft.
TOTAL : 826 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









HARRIS & BIRT

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