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CARDIFF VALE CAERPHILLY BRISTOL



Groesfaen

PONTYCLUN



Comments by Mrs Ruby Ledley



Property Specialist

Mrs Ruby Ledley

Valuer

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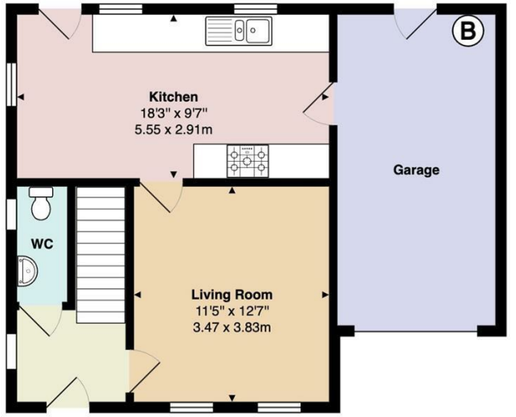
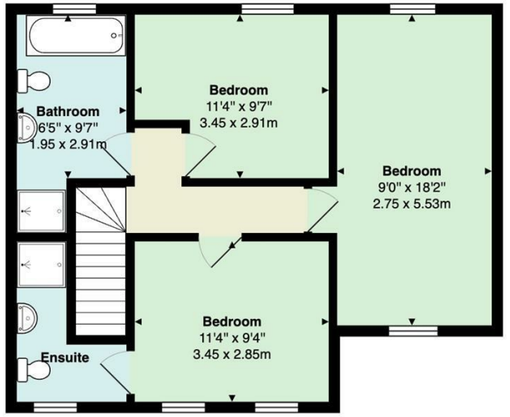
Comments by the Homeowner





Ground Floor



First Floor

1 Smithy Cottage

Total Area: 1172 ft² ... 108.9 m²

All measurements are approximate and for display purposes only









Groesfaen

Pontyclun, CF72 8NS

Guide Price

£299,000

3 Bedroom(s) | 2 Bathroom(s) | 1100.00 sq ft



Contact our

Pontcanna Branch

02920 499680

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.

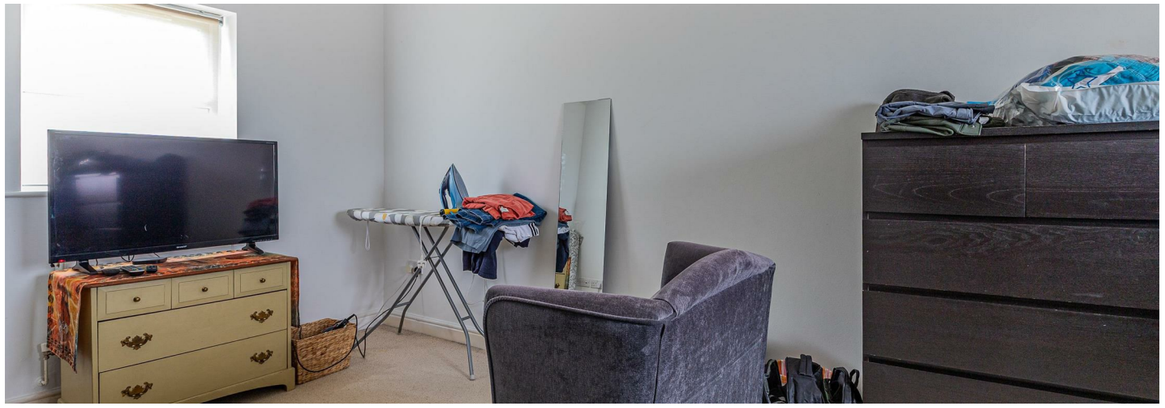
As you enter, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The house features three well-proportioned bedrooms, ensuring ample space for everyone. The family bathroom is complemented by an en-suite shower room, offering convenience and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





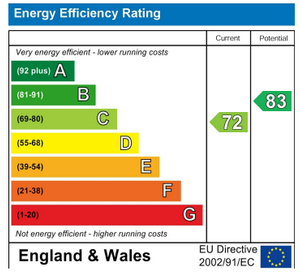
Entrance Hallway	EPC
WC	Council Tax
Living Room 11'5 x 12'7 (3.48m x 3.84m)	School Catchment
Kitchen 18'3 x 9'7 (5.56m x 2.92m)	Tenure
Garage	Freehold: The property currently forms part of a larger registered freehold title. The sale will be effected by way of a transfer of part, with a separate title to be created following completion.
Landing	
Bedroom 1 9 x 18'2 (2.74m x 5.54m)	
Bedroom 2 11'4 x 9'7 (3.45m x 2.92m)	
Bedroom 3 11'4 x 9'4 (3.45m x 2.84m)	
En-Suite	
Bathroom 6'5 x 9'7 (1.96m x 2.92m)	
Garden	










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
83
England & Wales
EU Directive 2002/91/EC



