

Tudor Court, Peterston Road,
Groesfaen, RCT, CF72 8NU

Watts & Morgan



Tudor Court, Peterston Road,

Groesfaen, Rhondda Cynon Taff, CF72 8NU

Guide price: £1,000,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A most immaculate family home with exceptionally well presented, move-in ready accommodation located in this popular village conveniently placed for access to West Cardiff and the M4 at J34, Miskin. Accommodation includes: galleried hallway, lounge, dining room, kitchen/breakfast room, family sitting room and conservatory. Also garden room and ground floor cloakroom. To the first floor: largest bedroom with en suite bathroom, three further double bedrooms and luxurious family bathroom with bath and separate shower. Ample driveway parking and integral double. Set in immaculately tended grounds of close to half an acre including lawns and paved seating areas together with a heated indoor swimming pool and changing / shower room.







Directions

Cowbridge Town Centre – 8.3 miles

Cardiff City Centre – 7.9 miles

M4 J34 Miskin – 1.6 miles

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Summary of Accommodation

About the property

Tudor Court is an exceptional modern property located in this much sought after village, conveniently located for access to west Cardiff and the M4 at Junction 34 Miskin. Set within an extremely well tended plot of approaching half an acre, it provides move in ready accommodation yet with much scope to add your "own mark" if ever required. An entrance porch leads into a ground floor hallway with galleried landing over and doors leading into a lounge, a dining room and a second sitting room. Tiled flooring to the hall extends into a cloakroom and into the kitchen/breakfast room. The family lounge looks to the rear of the property and features an open arch linking into the adjoining dining room; the lounge continues into a garden room, positioned to look out over, and open on to, a private , sheltered patio and lawn. A second sitting room looks over the front driveway. The modern kitchen includes a comprehensive range of traditionally styled units with granite work surfaces atop and matching central island. Appliances, where fitted, are to remain and include: hob, twin ovens, and an integrated dishwasher together with space for an American style fridge/freezer, for a washer and a dryer. The kitchen connects to a conservatory to the eastern side of the property overlooking the largest portion of lawn - the ideal space to catch the morning sunshine.

The first floor bedrooms are accessed from the galleried landing area, reached from the hallway via a bespoke, handcrafted wooden staircase. There is currently a neat lift in situ which could remain if required. Doors lead to all four bedrooms, to the family bathroom and to a study/store. The largest bedroom overlooks the rear garden and is of generous proportion with its own en suite bathroom. The three further bedrooms are all good doubles and all share use of a stylish, contemporary family bathroom with bath, separate shower cubicle and twin hand basins. The neat study provides a great additional area housing the home hub for the CCTV network installed to the property.

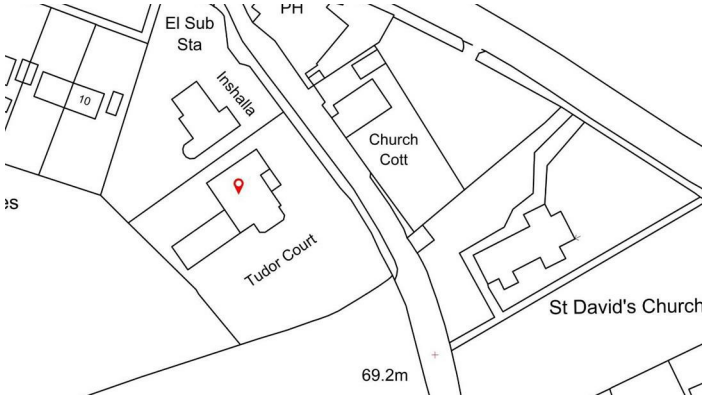
Additional information

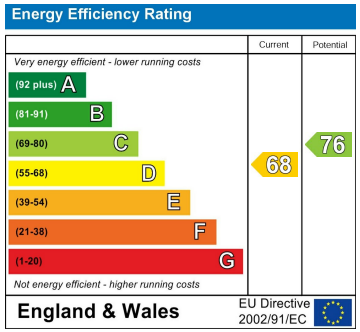
Freehold. All mains services connect to the property. Gas-fired central heating. One 'Worcester' boiler serves the house, a second heats the swimming pool. Council Tax: Band I. EPC Rating; ‘TBC’.

Garden & Grounds

Tucked away from the centre of Groesfaen, Tudor Court is located within yards of the village church and the Dynevor Arms Public House. From the old Peterston Road, a broad pull-in leads through electric gates onto a driveway sweeping in-and-out via a second set of electric gates (currently not connected). Driveway parking area has ample room for a number of cars to park with a remote control sectional door leading into the integral double garage. Set within a plot of approaching half an acre, there is a considerably larger area of lawn to the eastern side of the property, screened from the driveway by neatly tended trees and shrubs. This level area of lawn is accessed primarily from the conservatory and via an adjacent block paved terrace area. An additional, smaller section of lawn is to the western side of the property and accessed from the family lounge and overlooked by the kitchen. An indoor heated swimming pool is adjoined to the property and is accessed from the terraces outside. It includes a centrally positioned pool of approximately 8m x 3.5m and is surrounded by paving. This leisure suite includes a separate pump/filtration room and a separate shower/changing area.







Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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