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Holly Banks
Peterston Road
Groesfaen, Pontyclun,
Rhondda Cynon Taff, CF72
8NU

Holly Banks

Asking price **£745,000**

A completely modernised, beautifully presented, detached family home with well-proportioned rooms, landscaped front and rear gardens, located on the fringe of the village with scenic countryside views enjoyed from both inside and out.

First opportunity to view, Saturday 22nd January, MUST BOOK AND REGISTER DETAILS WITH OUR OFFICE TO VIEW.

Modernised and beautifully presented throughout.

Well-proportioned rooms with accommodation comprising a generous entrance hall, front sitting room, family room, formal dining room, kitchen/breakfast room, utility/boot room, WC, four sizeable double bedrooms, dressing room and en-suite (to bedroom one), fully tiled family bathroom and integrated double garage.

Front elevation benefits from double glazed (UPVC) windows and the rear elevation is fitted with triple glazed (UPVC) windows.

Underfloor heating has been installed to both the family bathroom and en-suite.

Thoughtfully landscaped front and rear gardens with enclosed side play area.

Located on the fringe of the Village with a semi-rural feel whilst still being easily connected to the local amenities and transport links.





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Front pillared porch area leads to a frosted glazed timber front door. ENTRANCE HALL (16' x 9'4"), engineered oak hardwood floor, pendant ceiling light with quarter turn solid oak staircase with glass inserts rises to the first floor. WC (2'9" x 9'8"), ceramic tiled floor, fitted ceiling light, pedestal wash hand basin, low-level WC and frosted window to the front. Front SITTING ROOM/ PLAY ROOM (12'5" x 13'1"), engineered hardwood floor, window to front elevation. FAMILY ROOM (19'2" x 19'4"), engineered oak flooring continues, central fitted pendant light, modern log burner, glass hearth, sliding doors leading directly to the rear garden with scenic countryside views. Internal double doors open to formal DINING ROOM (15'9" x 13'2"), engineered oak floor, pendant ceiling light and large window with views beyond to the rear garden and rural views behind. Doors open to the fully fitted KITCHEN BREAKFAST AREA (16'2" x 13'7"), tiled floor, multiple ceiling spotlights with two pendant lights over the granite topped functional island with double drinks fridge, 'Bosch' dishwasher and inset double sink with mixer tap over (boiling

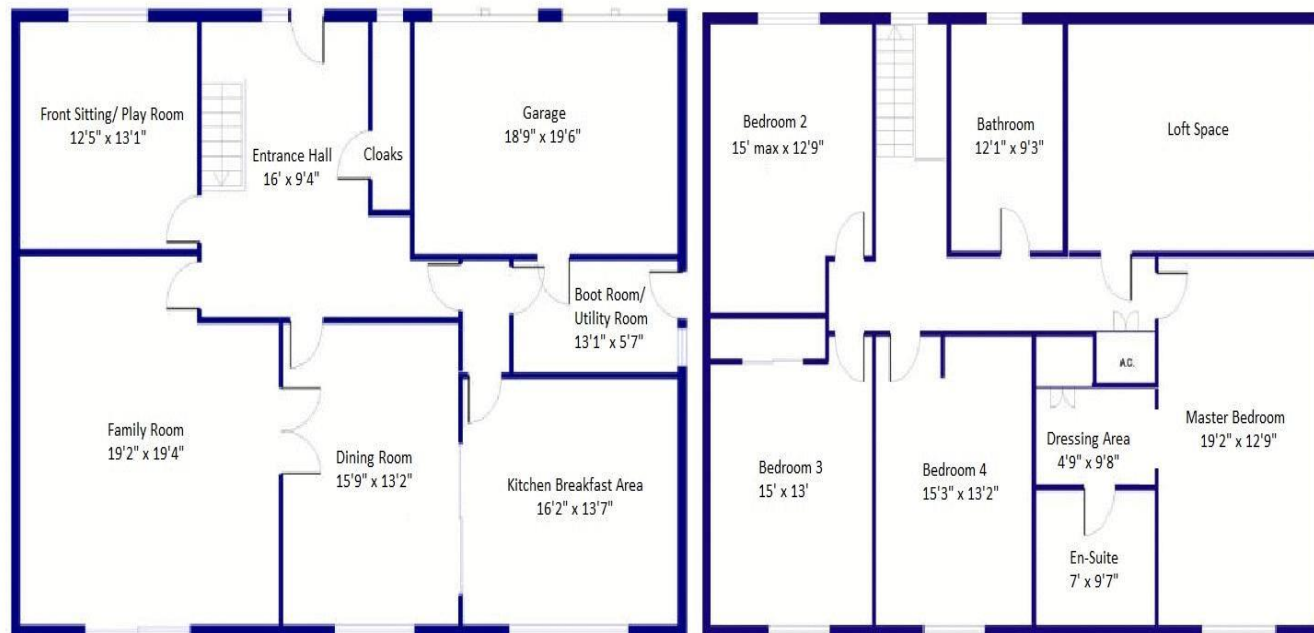
water function), an array of wall and base mounted in the modern 'Shaker' style with integrated 'Neff' oven, combi microwave/grill (warming drawer below), five ring induction hob and space for a large fridge freezer, pull-out pantry and additional cupboards to the side. Sliding doors step down directly to the rear garden. INNER HALL (6'1" x 3'5"), tiled floor, recess ceiling spotlight with door opening to BOOT ROOM/ UTILITY (13'1" x 5'7"), ceramic tile floor, fitted ceiling lights, granite worksurface, fitted 'Belfast' sink, low-level shaker style units with plumbing provision for white goods, built-in bench with storage under and frosted glass door to the side garden and independent door to double GARAGE (18'9" x 19'6"), concrete floor, multiple ceiling strip lights, built-in storage with worktop over, access to mains fuse board and gas meter and two electric 'up and over' doors.

First floor LANDING (26'4" x 7'5"), fitted carpet, two pendant ceiling lights, airing cupboard (housing the pressurised water tank), access to eaves storage and additional loft hatch (fitted retractable ladder). BEDROOM 1 (19'2" x 12'9"), fitted carpet, central pendant ceiling light, large window with views to the rear garden and countryside beyond. Open arch through to DRESSING AREA (4'9" x 9'8"), with fully fitted carpet, ceiling light, double doors to wardrobe fitted with chrome hanging rail and storage above. Door to EN-SUITE SHOWER ROOM (7' x 9'7"), fully tiled, modern low-

level WC, large pedestal wash hand basin, chrome heated towel rail and double shower enclosure (mains fed shower) and a large frosted window to rear elevation. BEDROOM 2 (15' max x 12'9"), timber effect floor, central pendant ceiling light, large bank of integrated wardrobes (mirrored sliding doors) and large window with elevated views over the rear garden and scenic rural views beyond. BEDROOM 3 (15' x 13'), timber effect floor, central ceiling light and window to the rear elevation. BEDROOM 4 (15'3" x 13'2"), timber effect floor, central pendant ceiling light overlooking the landscape front garden. FAMILY BATHROOM (12'1" x 9'3"), fully tiled, five-piece suite comprising of a 'Roca' low-level WC, bidet, pedestal wash hand basin, bath (tiled surround) and separate double walk-in (mains fed) shower enclosure.

A low-level brick wall to the front with wrought iron double gates opened to driveway and to the integrated double GARAGE.

Gated access opens to an enclosed area, laid to artificial lawn, leading to utility garden with shed and further storage. The hedge lined large rear garden has been thoughtfully landscaped and laid to lawn, with summer house and raised seating area enjoying far reaching countryside views towards the Garth Mountain.





Directions

From Junction 34 of the M4 travel north along the dual carriageway signposted Llantrisant. Turn right at the first set of traffic lights by the Castell Mynach Inn signposted Groesfaen. Proceed into the village and turn right onto Heol Peterston Road immediately before the Dynevor Arms public house where Holly Banks will be on your left hand side as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band G
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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herbert r thomas

59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

