



4 Beds, Detached, Freehold, £550,000

Bryn Creigiau, Groesfaen

Three Estate Agents Talbot Green are delighted to present this well-appointed four-bedroom detached home, located in the highly desirable village of Groesfaen.

Features

- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES
- ORANGERY
- OPEN PLAN FAMILY ROOM
- OFF ROAD PARKING
- INTEGRAL GARAGE

Three Estate Agents Talbot Green are delighted to present this well-appointed four-bedroom detached home, located in the highly desirable village of Groesfaen.

This spacious property offers a thoughtfully designed layout, beginning with a welcoming entrance hallway that provides access to all principal ground floor rooms, including a convenient cloakroom/WC.

To either side of the hallway are two reception rooms, both featuring carpeting for comfort and warmth.

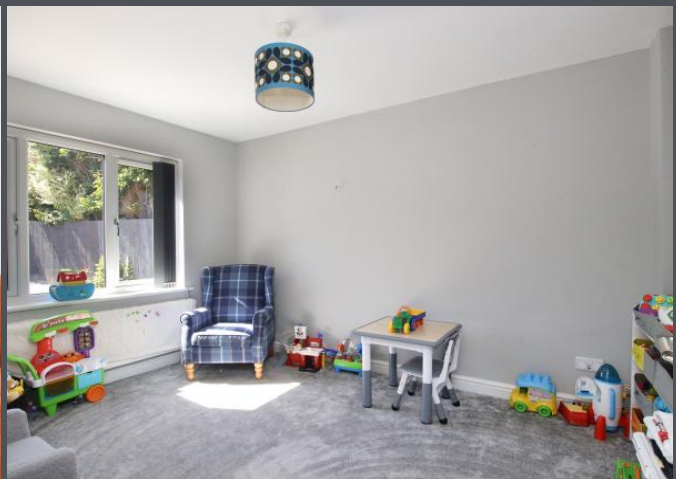
At the rear of the property lies a stunning open-plan family room, ideal for modern living. This expansive space boasts laminate flooring, a well-equipped kitchen with ample units, a large breakfast bar, and plenty of room for both dining and seating areas. This area flows seamlessly into a bright and spacious orangery, making it the true heart of the home.

A separate utility room is located at the rear of the integral garage, offering additional practicality.

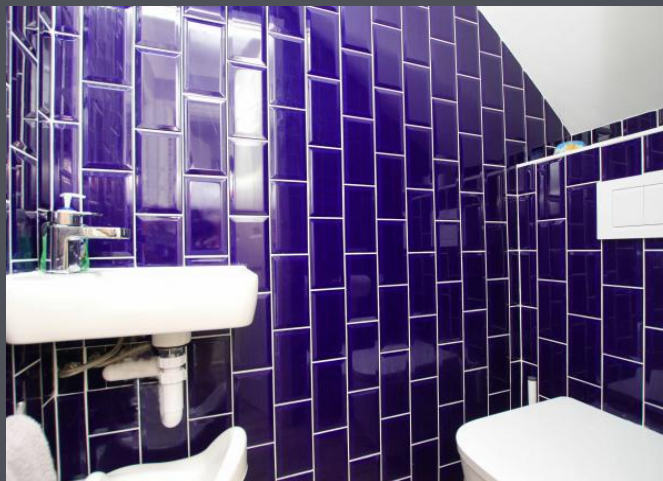
Upstairs, you'll find four double bedrooms, all fully carpeted for comfort. Bedrooms one and two feature modern en-suite shower rooms, while bedrooms three and four are served by a contemporary family bathroom, complete with both a separate bath and a shower cubicle.

Externally, the property is tucked away towards the rear of the estate, accessed via a private driveway offering ample off-road parking. A paved frontage leads to the integral garage, providing further storage or parking options.

To the rear, the landscaped garden offers a combination of lawn, patio and decking areas, perfect for outdoor entertaining or quiet relaxation. The garden backs onto open countryside, ensuring











Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

