





Vale View Llantrisant Road, Groesfaen

£799,950 Freehold

** INDIVIDUALLY DESIGNED MODERN BUILD DETACHED PROPERTY ** FIVE BEDROOMS ** FOUR EN-SUITES ** DOUBLE GARAGE ** This beautifully appointed executive family home perfectly epitomizes contemporary design, both in appearance and low environmental impact and offers flexible space to suit modern day family living situated over three floors with superb open views from every level. The property has been designed and built to comply with Level 5 of the Code for Sustainable Homes and the principles of Passivhaus which is a German/Austrian standard, this results in the house being a near to zero carbon home. With exceptional accommodation over three floors. Large receptions, beautifully appointed kitchen and family room, utility room, along with five bedrooms, along with four en-suites. Landscaped rear garden. Driveway and double garage. EPC Rating: B

Council Tax band: TBD

Tenure: Freehold

ACCOMODATION/SPECIFICATION

The bright and spacious accommodation offers entrance hall, lounge, dining room, open plan kitchen/living, four/five bedrooms with en-suite facilities. Delightful landscaped low maintenance front and rear gardens with ample off road parking together with double garage. The specification of Vale View is at such an exceptional level and has been built to a standard and specification that puts it at approximately fifteen to twenty years ahead of its time and therefore an extremely rare standard to be available on the open market. In summary the features are as follows:- Triple Glazed high performing tilt/turn windows supplied by Internorm (Austria) which have grey powder coated aluminium on the outside and a light wood finish on the inside to complement the contemporary style. Many windows are full height to maximise solar gain and light. Automatic opening of some roof windows which is controlled via a mixture of internal temp, external temp, amount of sunlight, month of year and time of day. There are also rain censors so that they automatically close. Individually contemporary styled high performance front and rear external doors manufactured from oak. Oak joinery and internal doors to ground floor, same oak doors on further levels with painted joinery. Underfloor heating throughout the property individually controlled so that different temperatures can be set to suit the occupant. The programming of these controls is very flexible. Quality German (Rational) kitchen with Silestone quartz worktops and large Island feature with Neff appliances. All Bedrooms have En-Suites which are fully tiled (Porcelenosa) and LED coloured lighting. Central Ventilation System (MVHR) that controls the whole house to provide high quality indoor air but in an energy efficient manner. This unit is sited in its own designated cupboard on the first floor. Ceiling Speakers in most rooms wired to a central hub with extensive CAT cabling to connect satellite. Extensive Wifi provision with CAT cabling on each floor and detached garage. Brushed steel sockets and light switches throughout, all rooms have one socket with a USB point. External power sockets and also cabling for future provision to easily upgrade for electric/hybrid car charging. Extensive 'smart home' features for controlling lighting and heating. An app on a smartphone facilitates controlling all these features whilst the owner is anywhere in the world. Solar Thermal Panels on the main house roof that generate hot water via a large storage cylinder for supplying baths, showers etc. Photovoltaic Panels on the garage roof that generates electricity which also provide an annual income.

LOCATION

The property is situated on the outskirts of Greenfaen

ENSUITE

Dimensions: 7' 11" x 4' 6" (2.43m x 1.38m). Fully tiled shower unit with glass sliding doors, glass wash hand basin set in vanity unit and low level wc. Window to side.

BEDROOM FOUR

Dimensions: 17' 5" x 11' 1" (5.31m x 3.39m). Window to front with superb open views. Door to....

ENSUITE

Dimensions: 7' 8" x 5' 6" (2.35m x 1.69m). A beautiful en-suite with fully tiled shower unit with glass sliding doors, glass wash hand basin set in vanity unit and wc. Fitted mirror with lighting and LED spotlights to ceiling.

SECOND FLOOR

LANDING

Continuation of bespoke staircase to top level. Oak veneered doors giving access to...

PRINCIPAL SUITE

Dimensions: 14' 5" x 11' 11" (4.41m x 3.65m). Principal bedroom with roof windows providing an abundance of light. Open plan into dressing room

DRESSING ROOM

Dimensions: 12' 7" x 11' 0" (3.84m x 3.37m). With further roof window to side pitch. Recessed spotlights.

ENSUITE

Dimensions: 11' 4" x 6' 10" (3.47m x 2.09m). Impressive primary en-suite fully tiled with double shower and glass sliding doors, twin glass wash hand basins set in vanity unit, low level wc with concealed cistern and bidet. Fitted mirror to one wall. Roof window to side pitch.

LOUNGE/BEDROOM FIVE

Dimensions: 24' 3" x 16' 2" (7.40m x 4.93m). An impressive double bedroom or 2nd floor lounge with superb open countryside views to the front elevation. Feature window to the front with three further roof windows. Kitchen units with worktop and inset sink. Air conditioning unit.

OUTSIDE

FRONT

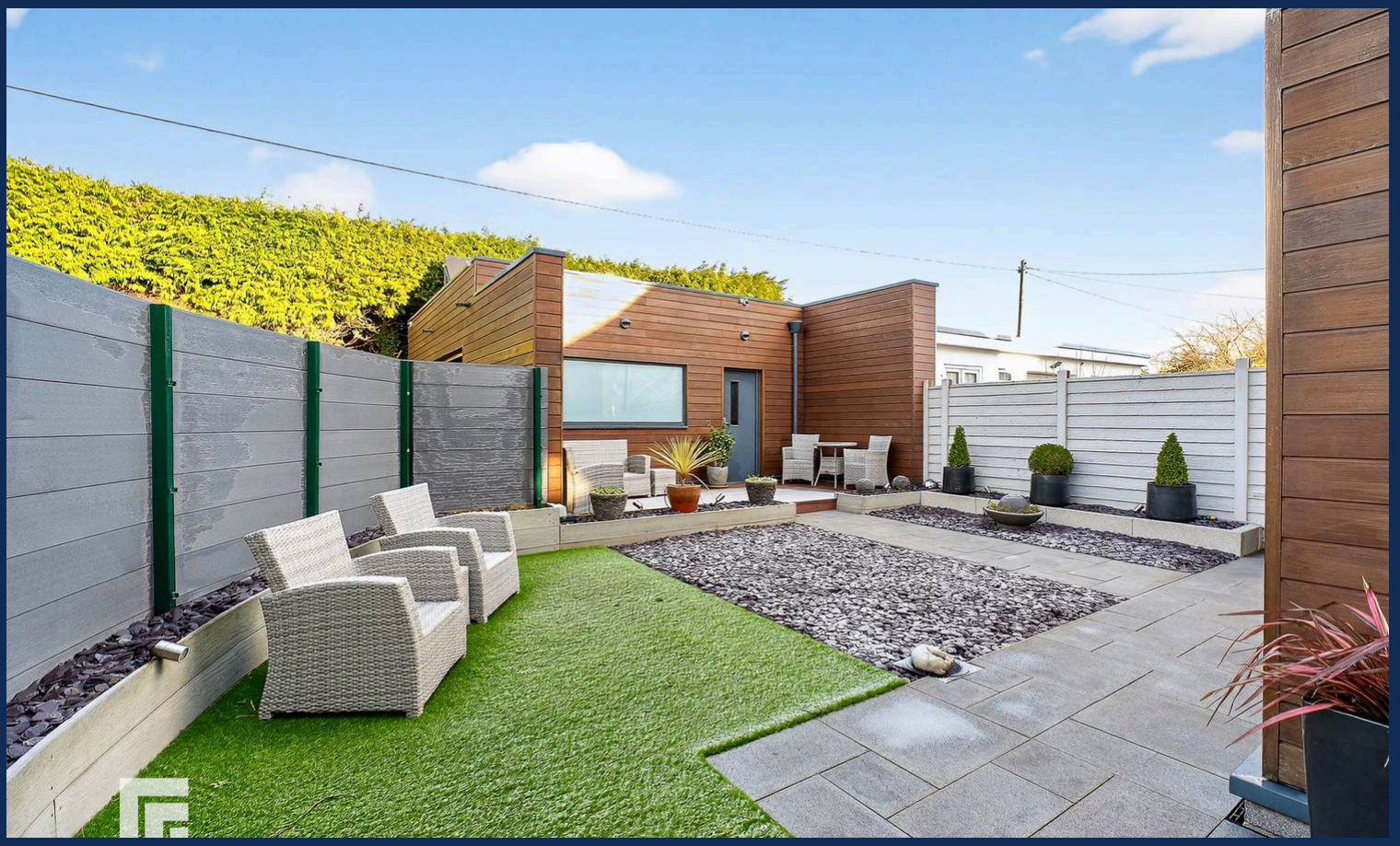
The property is set in a delightful plot with a large frontage having soft landscaping and hedging together with granite paved areas. Parking for 3 cars. Electric gates to the front with cedar panelling to match the exterior of the house. These can be operated from a switch in the house, remote hand held button or app.

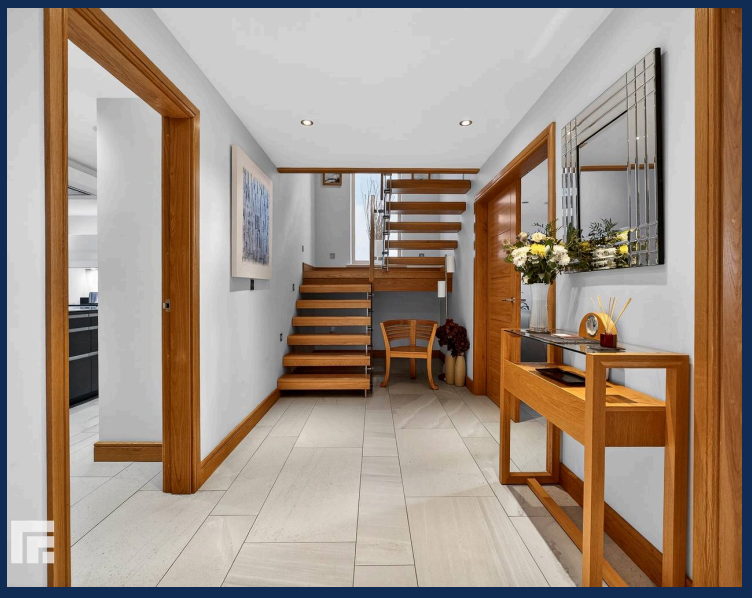
REAR

The rear garden is designed with a high quality low maintenance artificial grass, slate chippings and Millboard woodgrained decking with lighting and various lights to compliment the overall effect including electrical provision for any water features to be added. Enclosed by composite fence to one side. There is a screened storage area behind the garage for refuse/bins which is used by the property but not owned. External power sockets.

DOUBLE GARAGE

Dimensions: 18' 11" x 17' 7" (5.78m x 5.37m). Entered via electrically operated door supplied by a German brand (Teckentrup). Door and window to rear garden. Internal plywood boarding. Photovoltaic Panels on the garage roof that generates electricity which also provide an annual income.



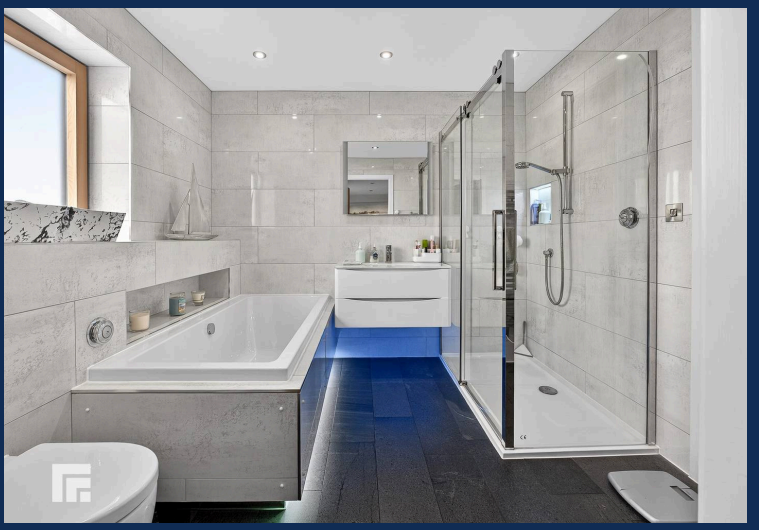


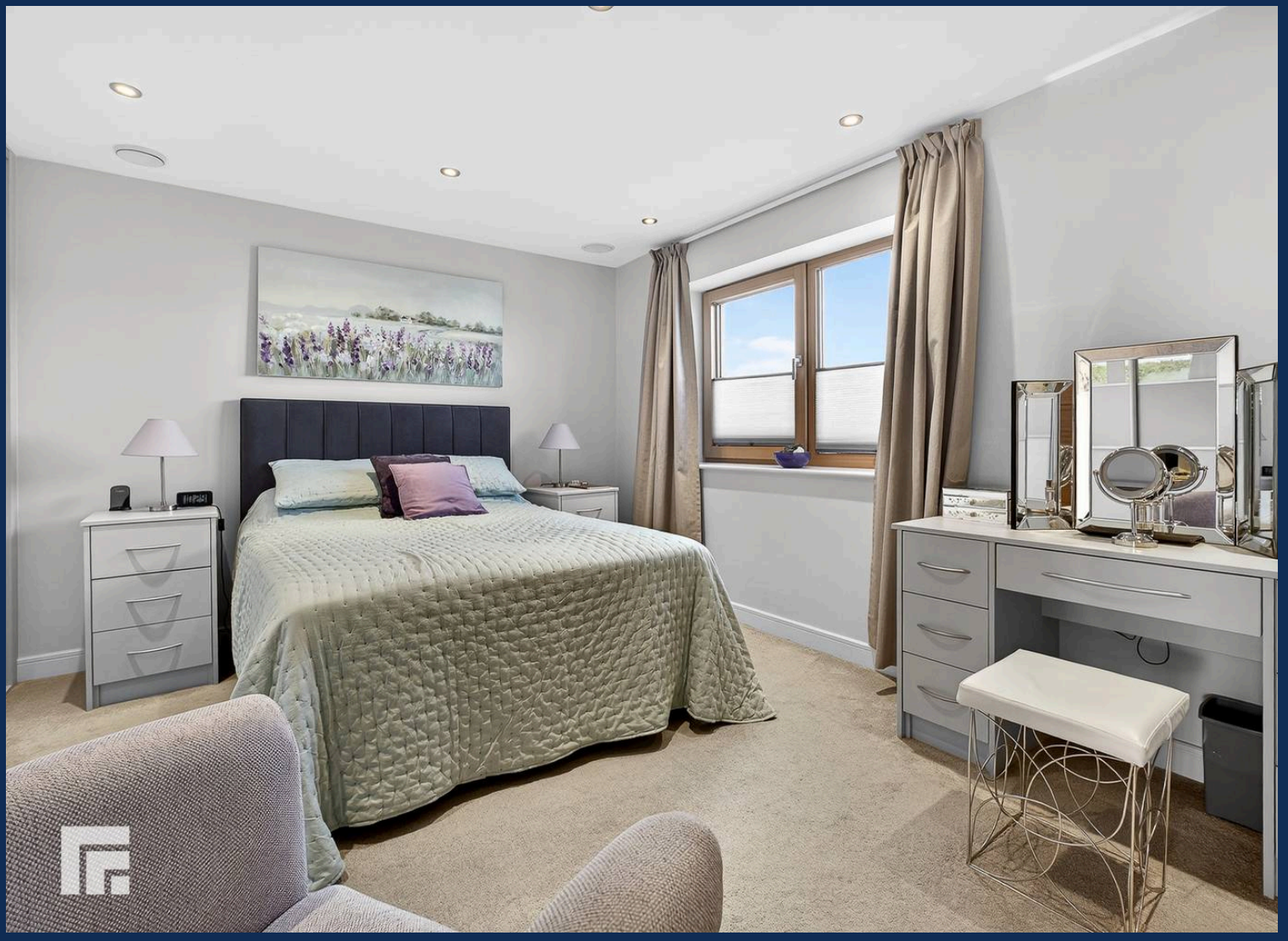


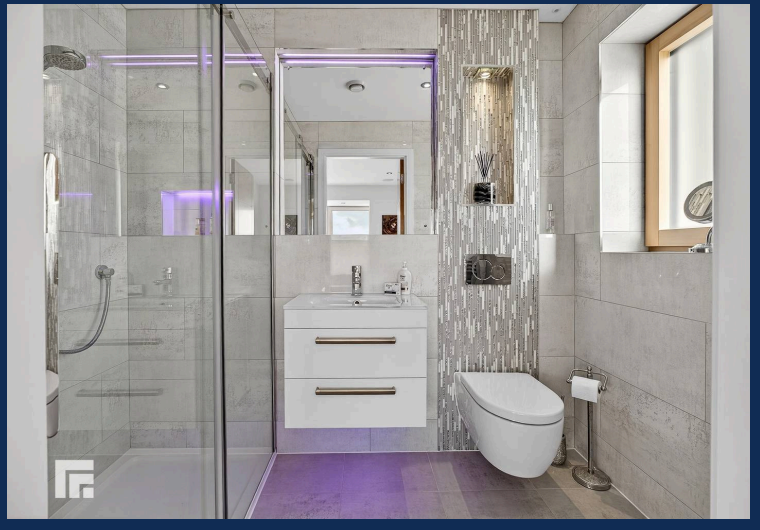














GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.

1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.

2ND FLOOR
780 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 2696 sq.ft. (250.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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