

16 Elms Park, Miskin,

Nr Pontyclun, Rhondda Cynon Taff, CF72 8PU

Watts & Morgan



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Guide price: £485,000 Freehold

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A detached spacious family home that must be viewed to be fully appreciated. With five bedrooms. In an elevated position enjoying a southerly aspect looking out over Miskin Village, the accommodation includes: living room opening to conservatory with garden beyond, kitchen/breakfast room, dining room. Also ground floor cloakroom/WC. To the first floor principal bedroom with en suite shower room, four further generous bedrooms sharing use of a family bathroom with shower over bath. Ample driveway parking, integral garage and, to the rear, a generously proportioned south facing garden.

EPC rating: TBC







Directions

Cowbridge Town Centre – 6.7 miles

Cardiff City Centre – 9.6 miles

M4 J34 Miskin – 1.5 miles

Your local office: Cowbridge
T: 01446 773500
E: cowbridge@wattsandmorgan.co.uk







Summary of Accommodation

About the property

16 Elms Park is a detached family home understood to have been built about 40 to 50 years ago. It is in an elevated location, enjoying a southerly aspect to the rear looking out over Old Miskin Village and the surrounding area. A tiled entrance porch opens to a central hallway with parquet woodblock flooring extending throughout the ground floor. Further doors open from the hallway into to the kitchen/breakfast room and to a cloakroom while a staircase runs to the first floor. A dining room, currently used as a second sitting room, looks to the front elevation. A larger lounge is towards the rear of the property and opens, in turn, into a south facing conservatory from which to enjoy the fine views over the area. Kitchen/breakfast room is a lovely light, dual aspect room again looking over the rear garden and being fitted with a good range of units. A broad range cooker to remain; also fully integrated fridge and dishwasher to stay. Ample room remains for a family dining table. Towards the rear of the integral garage is a neat utility area with space/plumbing for washing machine/dryer and further appliances.

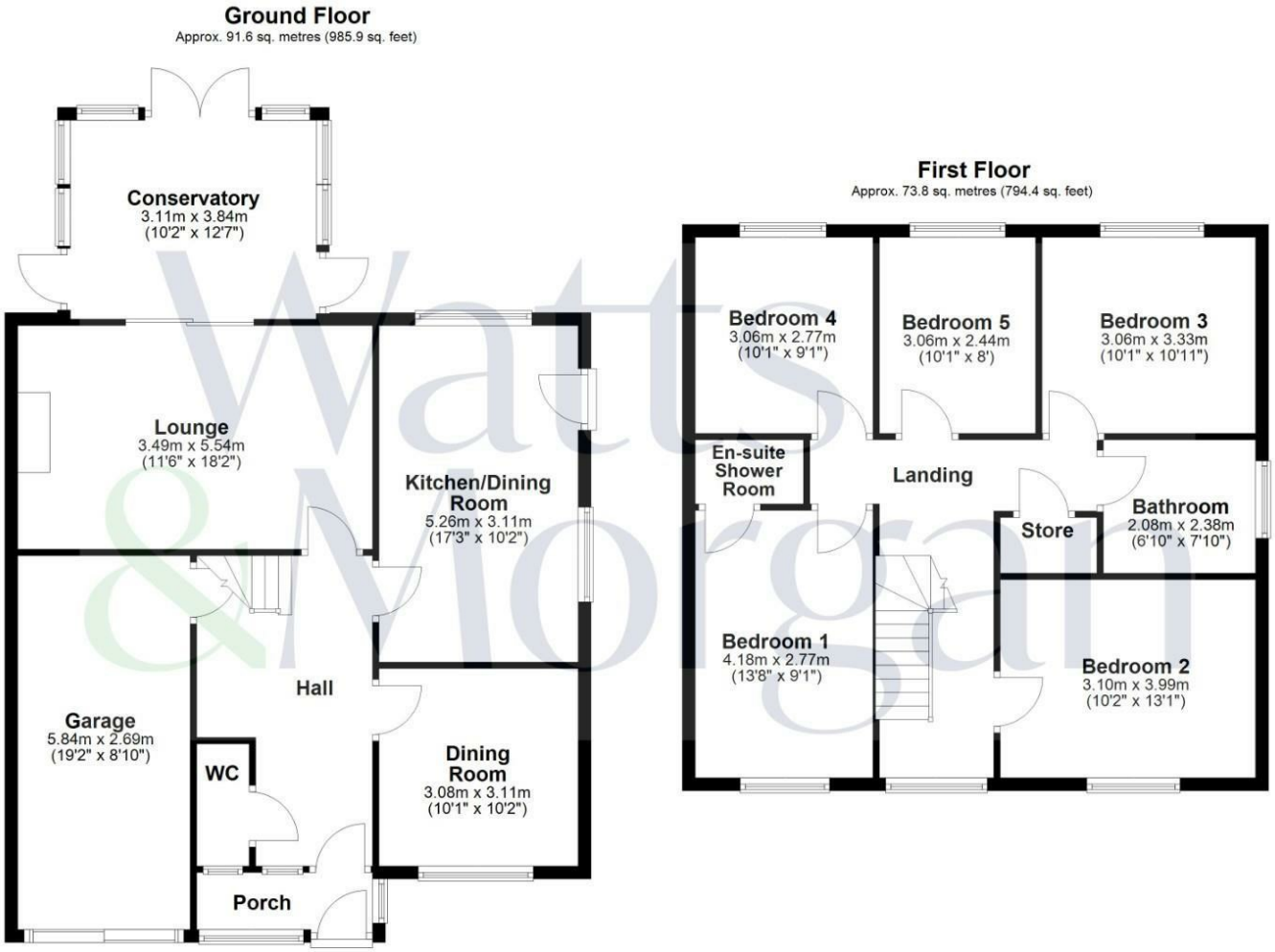
To the first floor a light filled landing area has doors leading to all five bedrooms and to the family bathroom. The principal bedroom looks along Elms Park and includes its own en suite shower room. The other four bedrooms are all well proportioned and all share use of the modern family bathroom with shower over bath.

Additional information

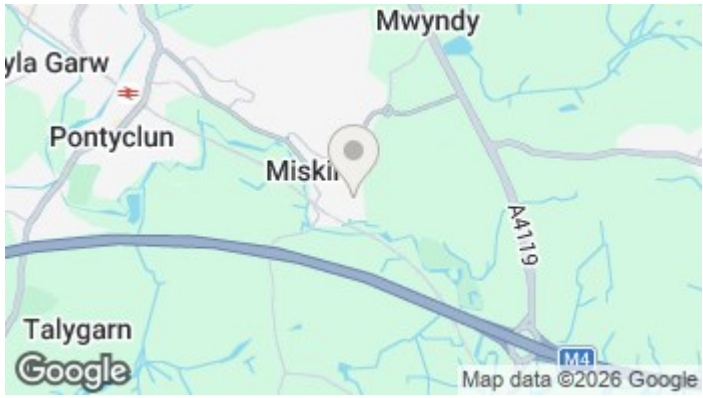
Freehold. All mains services connect to the property. Gas-fired central heating. Council Tax: Band F. EPC rating: TBC

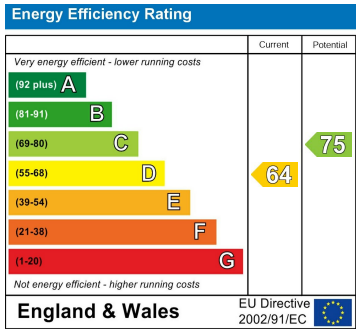
Garden & Grounds

No.16 is located at the head of this cul-de-sac. A drop down kerb leads to block paved driveway with room for at least two cars to park. The garage is accessed from the same via a remote control sectional door. A gated entrance runs leads through a deep side garden with ample room for two timber garden store sheds (to remain). To the rear of the property and flanking the conservatory are two paved seating areas, ideally positioned to catch the sun in the morning and the afternoon respectively. They both look out over a larger area of lawn enclosed by fencing and including mature planted shrubs. Rear garden enjoys a southerly aspect.



Total area: approx. 165.4 sq. metres (1780.3 sq. feet)





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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