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CELEBRATING 100 YEARS

100

1926-2026

1 Rowan Tree Lane, Miskin

Pontyclun

£535,000

1 Rowan Tree Lane

Miskin, Pontyclun

From Junction 34 of the M4, travel north signposted Llantrisant. Proceed through two sets of traffic lights and then turn left. At the T-junction turn right. At the roundabout, take the first exit. At the next roundabout, take the third exit onto Rowan Tree Lane, where number one is the first property on the right-hand side.

Beautifully updated home in sought-after Miskin, offering modern finishes, spacious living areas, a double garage, ample parking, and an attractive east-facing garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



Set in the sought-after village of Miskin, this beautifully presented family home offers generous living space, modern finishes and excellent versatility throughout. Thoughtfully upgraded by the current owners, the property also benefits from a detached double garage with power and lighting, plus parking for **six or more vehicles**.

A central hallway with modern wood-effect flooring gives access to the ground floor accommodation and includes a downstairs cloakroom fitted with a white two-piece suite. To the front are two reception rooms: a bright lounge overlooking the front elevation, and a second versatile reception room ideal as an office, playroom or snug.

The lounge opens through an open double doorway into the spacious kitchen/dining room. This light and airy room features two garden-facing windows and French doors leading to the rear patio. The contemporary fitted kitchen includes a high-gloss white range of units with complementary work surfaces, **two Bosch self-cleaning ovens (one with built-in microwave)**, a **Neff five-burner hob with hood over**, an **integrated dishwasher**, and space for further appliances.

A separate utility room provides additional fitted storage and appliance space, along with plumbing should a future owner wish to reinstate a sink. The utility also offers direct access to the driveway.

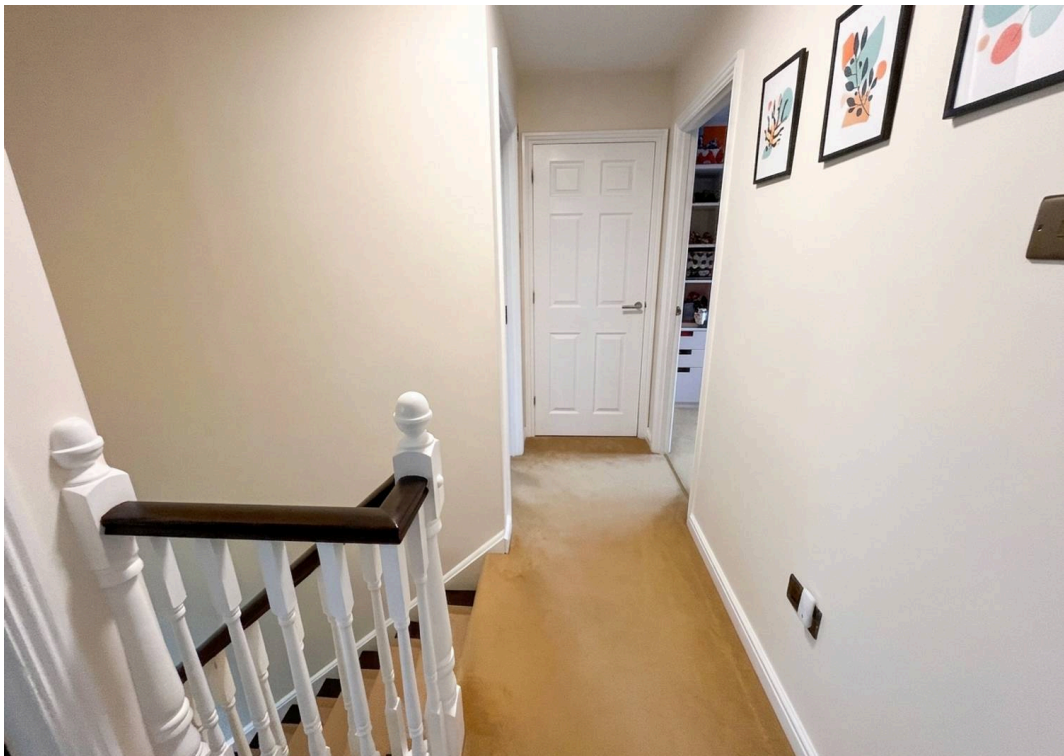
The first floor offers four bedrooms. Bedroom one, running along the front of the house, includes fitted wardrobe cupboards and a modern en-suite shower room with waterfall shower and illuminated storage cupboard.

The three remaining bedrooms all enjoy views over the rear garden. The current office is the **largest of the three**, while the other two are **similar-sized rooms suitable as doubles or generous singles**. The family bathroom is fitted with a white three-piece suite including a panelled bath with mixer tap and shower attachment over, plus a chrome towel radiator.

To the front and side of the property is extensive parking for **six or more vehicles**, along with a detached double garage benefitting from power and lighting. The frontage also offers decorative stepping stones, exterior lighting and a turning-circle layout for easier manoeuvring.

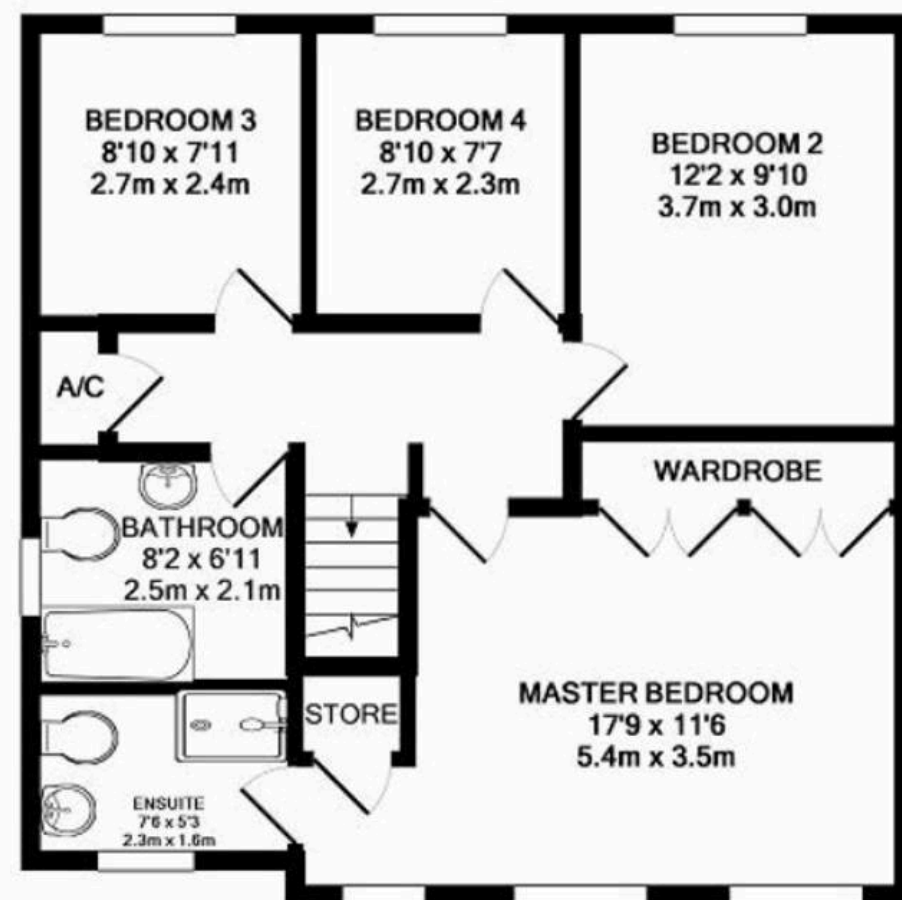
The rear east-facing garden features a paved patio area leading onto a level lawn bordered by brick walling, timber fencing and planted borders. Behind the garage is a further seating area suitable for a patio set, shed or outdoor office. The garden also includes an outdoor tap, exterior electric point and gated side access to the driveway.







GROUND FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (115.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Herbert R Thomas

Herbert R Thomas, 59 High Street – CF71 7YL

01446772911

cowbridge@hrt.uk.com

www.hrt.uk.com/



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