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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



21 Heol Isaf Hendy, Miskin, Pontyclun, Rhondda Cynon Taff. CF72 8QS



PETER MORGAN

**£495,000**

## Main Features

- Detached Family Home
- Sought After Area
- Five Bedrooms
- Picturesque Grounds Boasting Fantastic Views
- Off Road Parking & Double Garage
- EPC - C
- Council Tax - F
- Freehold
- Gas Central Heating
- Need A Mortgage? We Can Help!

## General Information

NO CHAIN - Peter Morgan Property Group are delighted to bring to market this nicely presented 5 Double Bed Detached family House in the sought after area of Miskin. Generous sized plot with far reaching views. Easy access to M4 and the Talbot Green retail park, close to the village of Pontyclun with Train Station. Y PANT school catchment.

## GROUND FLOOR

### Study

UPVC double glazed window, wood flooring, numerous electric points, radiator.

### Lounge

Family sized living space UPVC double glazed window with views of front aspect, wood flooring, living flame coal effect gas fire with surround, numerous electric points, radiator, double glazed sliding doors to rear garden.

### W.C.

W.C with wash hand basin, wood flooring

## Kitchen / Dining Area

UPVC double glazed window, fitted kitchen with a range of high gloss wall and floor cupboards with black marble contrasting worktops, integrated dish washer, gas 'Neff' hob with stainless steel extractor fan above, integrated combi oven, integrated fridge freezer, recess sink with drainer and central mixer tap, spotlights with wall mounted lights, space for generous sized dining table and chairs, electric underfloor heating, UPVC double glazed patio doors for access to rear garden. access to utility room.

## Utility Room

Fitted with modern high gloss wall and floor storage cupboards (matching the kitchen), plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer with central mixer tap, Worcester boiler and pressurised hot water cylinder.

## FIRST FLOOR

### Master Bedroom

Double bedroom with UPVC double glazed window with views of rear garden, wood flooring, numerous electric points, radiator, access to dressing room and en-suite .

### En Suite

Double glazed window, fitted en-suite with fully adapted bath with shower, W.C and wash hand basin with vanity base unit, wall mounted heated towel rail.

### Dressing Room

Double glazed window, wood flooring, double doors leading to storage shelves and hanging rails.

### **Bedroom Two**

Double bedroom with 2 UPVC double glazed windows, wood flooring, 2 radiators, numerous electric points, access to storage cupboard, access to hanging rails, extending offering room for dressing table

### **Bedroom Three**

Double bedroom with UPVC double glazed window, fitted carpet, radiator, numerous electric points.

### **Family Shower Room**

UPVC double glazed window, fitted shower room with walk in shower with wall mounted shower screen, W.C and wash hand basin, tiled floor to ceiling.

## **SECOND FLOOR**

### **Bedroom Four**

Double bedroom with far reaching views, UPVC double glazed window, wood flooring, radiator, numerous electric points, access to 'Jack and Jill' en-suite.

### **Bedroom Five**

Double bedroom with far reaching views, UPVC double glazed window, wood flooring, radiator, numerous electric points, access to 'Jack and Jill' en-suite.

### **Jack & Jill Bathroom**

Modern en-suite with UPVC double glazed window, fitted double shower with glass sliding shower doors, W.C and modern wash hand basin with vanity base unit, wood flooring, spotlight, wall mounted heated towel rail

## **EXTERNALLY**

### **Outside**

#### **Front**

Beautifully presented generous size plot with far reaching views filled with area of lawn, mature shrubs and plants, steps leading to front door with separate patio path, off road parking with access to generous size double garage side access to property.

#### **Rear Garden**

Enclosed rear garden with a mix of patio, decking and vegetable growing patch, greenhouse, a range of mature shrubs, trees and plants, 2 double electric sockets

#### **Double Garage**

Up and over garage doors, electric (on own consumer unit) and lighting.

#### **Viewings**

Strictly By Appointment Only

#### **Utilities**

Mains electricity, mains water, mains gas, mains drainage (services not tested)

**Current council tax banding** F

**Current heating type** Gas

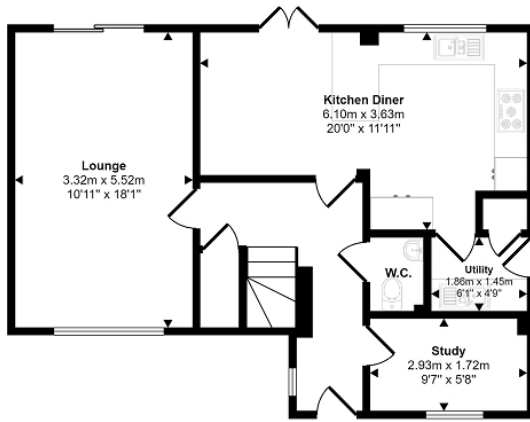
**Tenure (To be confirmed)** Freehold





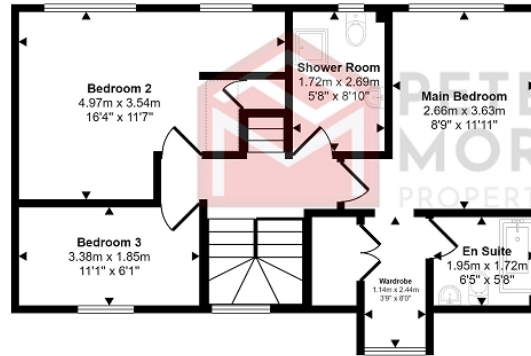


Approx Gross Internal Area  
176 sq m / 1889 sq ft

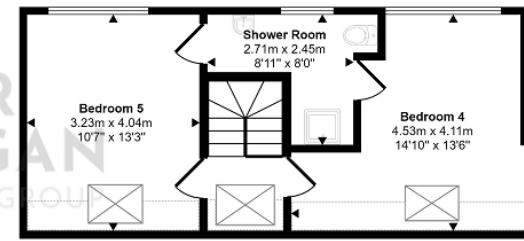


Ground Floor  
Approx 60 sq m / 642 sq ft

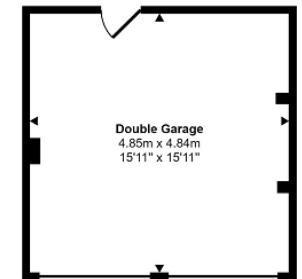
Denotes head height below 1.5m



First Floor  
Approx 54 sq m / 586 sq ft



Second Floor  
Approx 38 sq m / 409 sq ft




Garage  
Approx 23 sq m / 252 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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# PETER MORGAN

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