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**13 Miskin Crescent, Miskin, Pontyclun, Rhondda Cynon Taff. CF72 8JL**



**PETER MORGAN**

**£379,950**



## Main Features

- 3 bedroom semi detached home
- Desirable location for Y Pant catchment
- Lounge and open plan kitchen/ dining room
- Utility room and cloakroom
- Detached Studio/ home office with shower room
- Front and rear gardens with off road parking
- Situated approx 15 miles to Cardiff Bay. Approx 2.1 miles to Royal Glamorgan Hospital
- Approx 2.2 miles from Talbot Green Shopping centre. Approx 1.1 miles to Y Pant School
- uPVC double glazing and combi gas central heating
- Council Tax Band: E. EPC: D

## General Information

THREE DOUBLE BEDROOM SEMI DETACHED HOUSE WITH OPEN PLAN KITCHEN/ DINING, OFF ROAD PARKING AND DETACHED STUDIO/ HOME OFFICE WITH ENSUITE SHOWER ROOM AND MORE!!

Situated approx 15 miles to Cardiff Bay. Approx 2.1 miles to Royal Glamorgan Hospital. Approx 2.2 miles from Talbot Green Shopping centre. Approx 1.1 miles to Y pant school.

This home comprises lounge, open plan kitchen/dining room , conservatory, 3 double bedrooms and family bathroom. The exterior offers front and rear gardens, detached studio/ home office with shower room and off road parking.

This property benefits from uPVC double glazing and combi gas central heating.

## GROUND FLOOR

### Hallway

Parquet flooring. Plastered walls and ceiling. Radiator.

## Kitchen

uPVC double glazed window. A range of wall mounted and base units with contrasting worktops. Range cooker with wall mounted extractor fan. Ceramic sink and drainer with central mixer tap. Dishwasher. Space for free standing fridge freezer. Vertical grey radiator. Plastered walls and ceiling.

## Conservatory

uPVC double glazed conservatory with tiled flooring. Radiator. Access to rear garden.

## Lounge

uPVC double glazed window and sliding doors to rear. Parquet flooring. Radiator. Plastered walls and ceiling.

## Utility Room

Access to rear garden.

## Cloakroom

uPVC double glazed window. 2 piece suite comprising w.c and wash hand basin with tiled splash backs. Radiator. Tiled flooring.

## Utility Cupboard

Plumbing for washing machine. Space for tumble dryer.

## FIRST FLOOR

### **Landing**

uPVC double glazed window. Fitted carpet. Access to bedrooms and family bathroom. Cupboard housing combi gas central heating boiler. Plastered walls and ceiling.

### **Bathroom**

uPVC double glazed window. 3 piece bathroom suite in white comprising close coupled w.c, pedestal hand wash basin and panelled bath with overhead electric shower and glass screen. Part tiled walls. Plastered ceiling.

### **Bedroom 1**

uPVC double glazed window. Fitted carpet. Radiator. Plastered walls and ceiling.

### **Bedroom 2**

uPVC double glazed window. Fitted carpet. Radiator. Plastered walls and ceiling.

### **Bedroom 3**

uPVC double glazed window. Fitted carpet. Radiator.

## **EXTERIOR**

### **Front Garden**

Three tiered garden, laid to lawn areas. A range of mature shrubs and plants. Concrete pathways. Sun terrace.

### **Rear Garden**

Tiered rear garden with patio and a range of mature shrubs and plants. Access to home office. Steps to gateway to off road parking area.

### **Home Office/ Studio**

Fully insulated home office with wood effect flooring. uPVC double glaze windows. Electric storage heater. Access to shower room. Plastered walls and ceiling.

Shower room comprises shower with electric shower, WC and hand wash basin set in vanity unit.

Spotlights to ceiling.

### **Mortgage Advice**

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

### **General Information**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding**

E

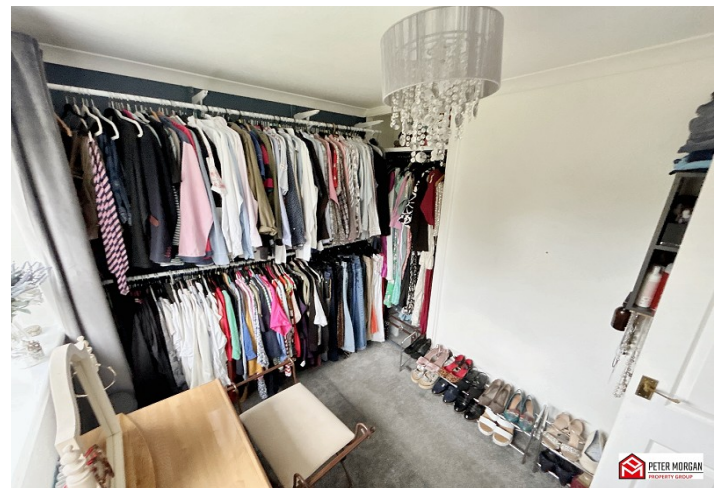
**Current heating type**

Combi

**Tenure**

Freehold



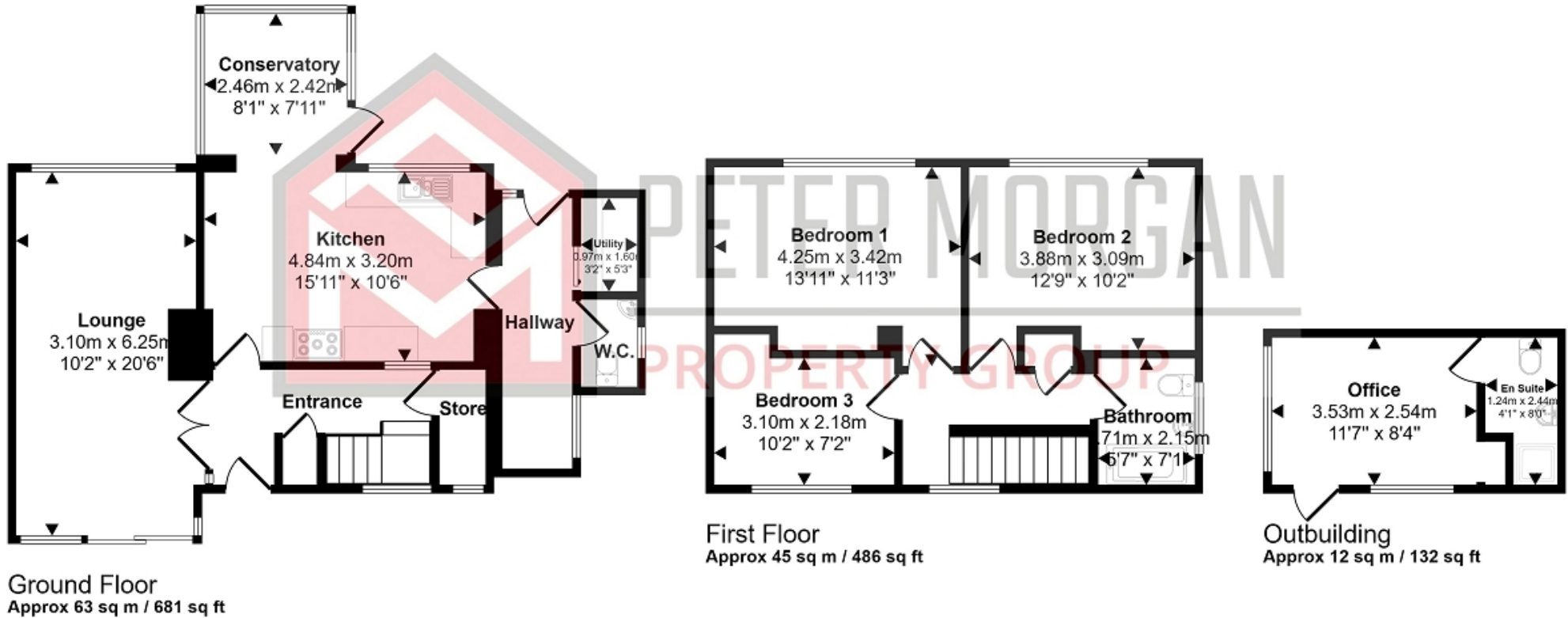








Approx Gross Internal Area  
121 sq m / 1298 sq ft



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.

# 13 Miskin Crescent, Miskin, Pontyclun, Rhondda Cynon Taff. CF72 8JL

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>		
(55-68) <b>D</b>	61	
(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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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

## Talbot Green Branch

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