



PROSSER PROPERTIES

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18 Heol Miskin
Pontyclun
Rhondda Cynon Taff
CF72 9AJ

£390,000



- 6 BEDROOMS
- 2 RECEPTION ROOMS
- 2 BATHROOMS
- CONSERVATORY
- GENEROUS PLOT
- PARKING FOR MANY VEHICLES
- MORE THAN GENEROUS GARAGE
- CLOSE TO TRAIN STATION AND AMENITIES
- CLOSE TO M4 LINKS
- EARLY VIEWING HIGHLY RECOMMENDED

Ref: PRA10018

Viewing Instructions: Strictly By Appointment Only



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General Description

Prosser Properties are pleased to present to market this fabulous 6 Bedroom Property in the popular village of Pontyclun. This superb, family home boasts not only 6 Bedrooms, but 2 Reception Rooms, generous Kitchen/Diner, Conservatory, Utility Room, 2 Bathrooms all on a generous plot with a good sized Garage and parking for many vehicles. This property needs to be viewed for full appreciation. Early viewing is highly recommended. Please call Gemma or Simon for more details.

Accommodation

Prosser Properties are pleased to present to market this fabulous 6 Bedroom, Extended, Semi-Detached Property in the ever popular Pontyclun.

The property briefly comprises of generous Kitchen/Diner, 2 Reception Rooms, 2 Bathrooms, Conservatory, Utility Room, Generous modern Garage, Front and Rear Gardens and a Driveway for several cars.

Ideal for a large family, this property is situated in a very popular spot and is rare to the market. It is near to the village, which has a train station, good pubs, restaurants, clubs and many shops. It is also in the catchment area for Y Pant Comprehensive School. are pleased to present to market this fabulous 6 Bedroom, Extended, Semi-Detached Property in the ever popular Pontyclun.

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Entrance

The property is entered off Heol Miskin, which leads to the Driveway for several vehicles. There is a path to the side of the Driveway which leads to the front door.

Hallway

Doors leading to Living Room and 2nd Reception Room, window to front aspect and stairs leading to first floor.



Living Room (15' 2" x 11' 11") or (4.62m x 3.62m)

Door leading to Inner Hallway, window to front aspect, feature fireplace with log burner and wood floor.

Inner Hallway

Doors leading to Kitchen/Diner, Storage Cupboard and Utility Room.



Kitchen/Diner (20' 10" x 15' 3") or (6.34m x 4.66m)

Modern Kitchen units and Breakfast Bar, generous cooker and six ring gas hob with extractor fan, one and a half bowl sink and drainer, integrated dishwasher, spotlights, integrated units in the Dining Area, space for American style fridge/freezer, door leading to Conservatory, window to Conservatory, French doors leading to Rear Garden and tiled floor.



Utility Room (6' 9" x 6' 6") or (2.06m x 1.99m)

Modern wall and base units, space for washing machine and tumble drier, space for fridge/freezer, door leading to Shower Room, window to rear aspect and tiled floor.



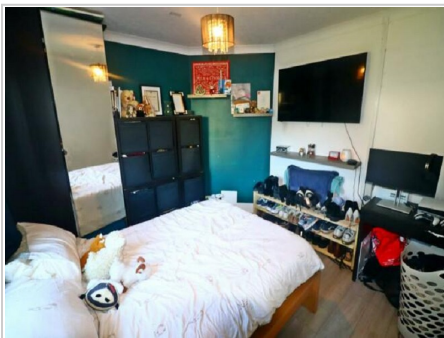
Shower Room

Shower, wash basin and WC, frosted window to side aspect, tiled walls and floor.



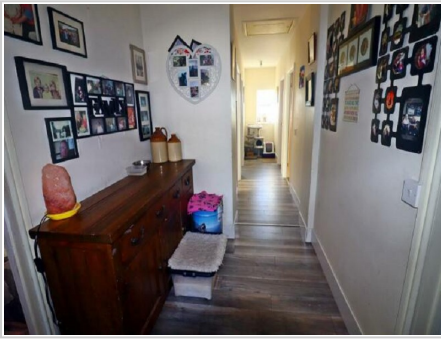
Conservatory

French doors leading to Rear Garden and laminate floor.



Second Reception Room (10' 8" Max x 10' 8" Max) or (3.24m Max x 3.24m Max)

Window to front aspect and laminate floor.



Landing

Doors leading to all Bedrooms and Bathroom, Loft hatch and laminate floor.



Master Bedroom (11' 10" x 10' 10") or (3.60m x 3.30m)

Walk-in Wardrobes, window to front aspect and laminate floor.



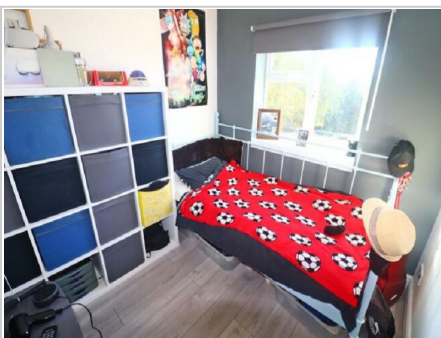
Bedroom 2 (10' 11" x 10' 7") or (3.34m x 3.22m)

Window to front aspect, Storage Cupboard and laminate floor.



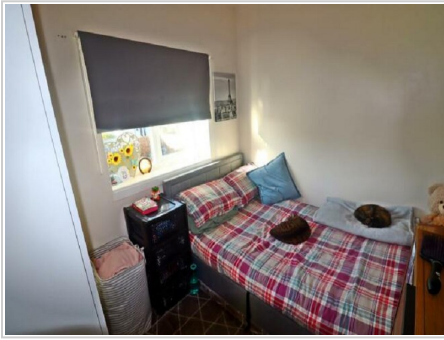
Bedroom 3 (8' 11" x 7' 10") or (2.72m x 2.40m)

Window to rear aspect and laminate floor.



Bedroom 4 (8' 4" x 7' 10") or (2.54m x 2.40m)

Window to rear aspect and laminate floor.



Bedroom 5 (9' 2" x 7' 5") or (2.79m x 2.27m)

Window to rear aspect and laminate floor.



Bedroom 6 (9' 2" x 7' 6") or (2.79m x 2.29m)

Window to side aspect and laminate floor.



Bathroom (7' 10" x 5' 10") or (2.38m x 1.79m)

Bath with shower over and glass door, wash basin with storage, WC, vanity units and obscure window to side aspect.

Front Garden

Mainly laid to lawn with plants and shrubs surround.



Rear Garden

A generous Rear Garden with sheds, patio areas, an area for chickens, area laid to lawn and Driveway leading to the impressive Garage.

Detached Garage

Measurements to follow.....

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Not Specified

Length of lease: .

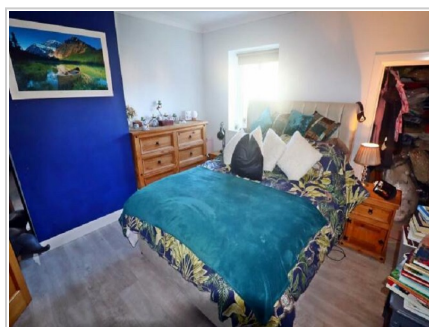
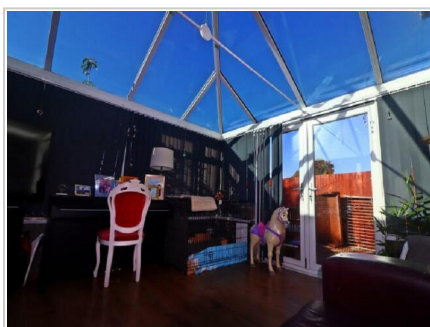
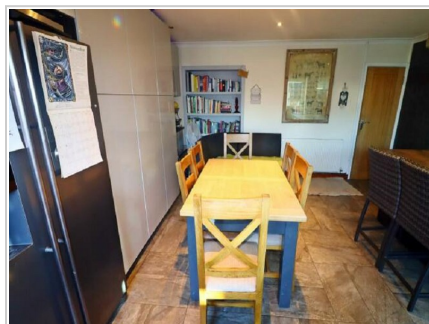
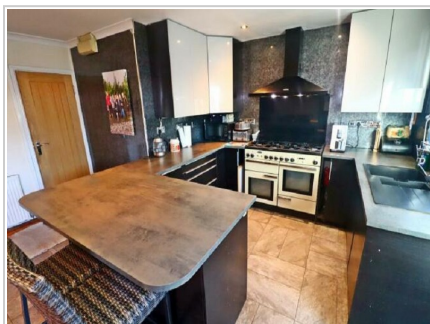
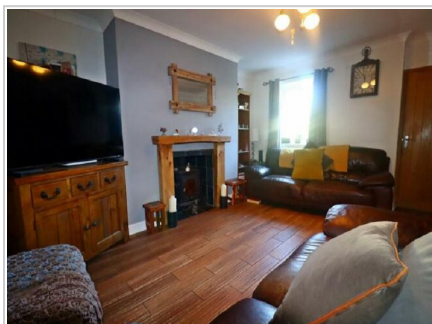
Ground Rent

Service Charge

Council Tax

Band Not Specified

Deposit: £0.00





Ground Floor



First Floor

Total floor area 164.6 sq.m. (1,772 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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 this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. 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 form 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.