



Rowan Tree Lane, Miskin Pontyclun CF72 8SF

**welcome to
Rowan Tree Lane, Miskin
Pontyclun**

- Executive Detached House In The Heart Of Miskin
- Two Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Conservatory To Rear
- Four Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£410,000

No Onward Chain And Enviable Plot Toward The End Of A Small Cul-De-Sac! An Executive Detached House Set In A Prime Location, Benefiting From South-West Facing Rear Gardens.



view this property online allenandharris.co.uk/Property/TBG110406

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

TBG110406 - 0005

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**Entrance Porch
Entrance Hall
Cloakroom - W/C
Reception Room One**

15' 4" widest x 11' 5" widest (4.67m widest x 3.48m widest)

Reception Room Two

11' 2" widest x 8' 8" widest (3.40m widest x 2.64m widest)

Kitchen/Breakfast Room

14' 9" widest x 8' 8" widest (4.50m widest x 2.64m widest)

Conservatory

9' widest x 8' 6" widest (2.74m widest x 2.59m widest)

First Floor Landing

Bedroom One

15' 4" widest x 13' 9" widest (4.67m widest x 4.19m widest)

En-Suite

Bedroom Two

14' 3" widest x 8' 5" widest (4.34m widest x 2.57m widest)

Bedroom Three

9' 8" widest x 8' 1" widest (2.95m widest x 2.46m widest)

Bedroom Four

9' 1" widest x 8' 7" widest (2.77m widest x 2.62m widest)

Bathroom

Integral Garage

Driveway

Rear Gardens



01443 237667



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,
Mid Glamorgan, CF72 8AE



allenandharris.co.uk