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'The Roses' 28
Maes Y Wennol
Miskin, Pontyclun, CF72 8SB

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Asking price **£649,950**

A very impressive, modern built, substantial detached 5/6 bedroom home that has been modernised to an excellently high standard

Approved planning to extend with a double storey extension (Planning reference 21/1317/10)

Very impressive, modern built, substantial detached 5/6 bedroom home that has been modernised to an excellently high standard of circa 2250 ft² of accommodation

Tiled hall, bay fronted sitting room, study, sizeable fitted kitchen/living/dining space opening to orangery, inner hall, utility space, sauna and shower

Split landing, 6 bedrooms (one currently an office space), en-suite to the primary bedroom and additional family bathroom

The layout could lend itself to an internal annex, if required

Sweeping driveway that can comfortably accommodate 6+ vehicles, detached double garage and pretty landscaped garden to the side

The rear garden is fully enclosed and offers a good level of privacy and has been well designed creating a great social space to be enjoyed

Located at the head of a quiet residential cul-de-sac

Well connected to local amenities, Pontylcun village, Talbot Green and the M4 corridor





A very impressive, modern built, substantial detached 5/6 bedroom home that has been modernised to an excellently high standard.

External ENTRANCE PORCH, (3'9" x 3'2"), tiled floor, exposed brickwork, downlight, part glazed composite front door. ENTRANCE HALL, (11'6" X 4'5"), tiled floor, pendant light with split stairs rising to the first floor. Front SITTING ROOM, (16'6" x 12'3") fitted carpet, ceiling light, Cut stone fireplace (electric) with bay fronted windows, (integrated blinds) to the front garden. HOME OFFICE/STUDY (6'10 x 7'2"), tiled floor, ceiling light, large window to front elevation. Open plan fully fitted KITCHEN/LIVING/DINING ROOM, (28'7" x 11'6") tiled flooring continues and multiple fitted ceiling lights. The kitchen comprises a run of wooden wall and base mounted units, roll top laminate work surface with tiled surround. Integrated appliances include a 'Neff' electric oven with five ring gas hob (extractor over) dishwasher, fridge/freezer, stainless steel sink with window overlooking the garden. A sizable under stairs cupboard is accessible off the kitchen. Living space has a central ceiling light over with additional wall mounted up

lights, 'Contura' Top Stak fitted wood burner with curved slate. Wide opening through to SUN ROOM, (11'4" max x 10'9' max), ceramic floor, skim ceiling, LED spotlights fitted, bi-fold doors and windows to the garden.

INNER HALL, (2'8" x 8'1"), tiled floor, spotlight to ceiling opening to The UTILITY/CLOAKROOM (9'3" max x 19'11" max), tiled floor, spotlights to ceiling with plumbed provision for white goods, ceramic Belfast sink, butcher block counter top, wall mounted cupboards. 'TYLO' sauna to remain. Bi-fold doors to rear garden and door to the front. In addition, a mains plumbed rainfall shower, fully tiled, is accessible with spotlight over. Door to WC just off, (5'3" x 3'5"), fully tiled, modern low-level WC (vanity storage) sink with mixer tap over and frosted window to the side. First floor LANDING, (13' x 3'), fitted carpet, ceiling lights, attic hatch and pull down ladder and airing cupboard with shelves fitted.

BEDROOM ONE, (13'9" x 10'10"), fitted carpet, spotlights and fan to ceiling, double window to the front. Opening to DRESSING AREA, (7' x 2'7"), fitted carpet, ceiling lights and

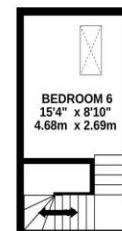
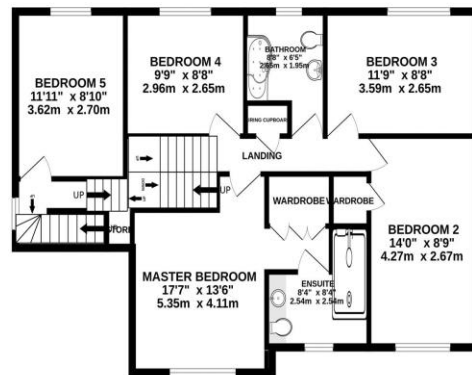
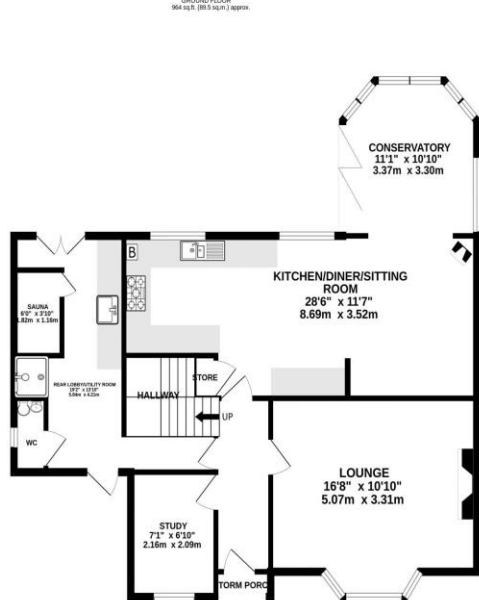
integrated double wardrobe with mirrored sliding doors. Well appointed fully tiled EN-SUITE, (8'5" x 5'5"), comprising a walk-in double shower enclosure, heated towel rail, WC with vanity storage to the side, sink and mixer tap over with LED mirror and side frosted window. BEDROOM TWO, (14'1" x 8'9"), fitted carpet, LED spotlights and fan, built in mirrored double wardrobe and large window to front. BEDROOM THREE, (8'8" x 11'9"), fitted carpet, light and fan to ceiling, windows overlooking the back garden. BEDROOM FOUR/DRESSING ROOM, (8'7" x 9'10"), fitted carpet, central ceiling light and large window to the back garden.

Fully tiled family BATHROOM, (8'8" x 6'7"), LED spotlights, extractor fan to ceiling, 'P' shaped panel bath with hot and cold mixer tap and separate rainfall shower over (Main fed), heated towel rail, wall mounted modern WC, vanity storage, side basin, 'quartz' counter top, back lit LED mirror and frosted window to the back.

Split LANDING, (5'7" x 3'6"), fitted carpet, double height pitch ceiling with light fitted, frosted window to half turn stairwell leading up to the hobby room/playroom, sizable cupboard just off. BEDROOM FIVE, (12' x 8'10"), fitted carpet, central ceiling light, window overlooking the back garden. HOBBY ROOM/PLAYROOM, (11'11" x 8'10), fitted carpet, pitch ceiling to apex with spotlights, gallery balustrade to stairwell and Velux to the rear.

To the front of the property lies a sizable tarmac drive which can accommodate six vehicles comfortably, well kept lawn, patio and access to the detached double garage.

DOUBLE GARAGE, (18'6" x 17'9"), level concrete floor, two independently operated roll over electric doors, multiple power point and lighting, useful rafter storage above. Frosted glazed door opening to gated courtyard. Quality sandstone paving with artificial lawn, access to log store. Additional gate opens to driveway and separate gate opens to rear garden. The rear garden has been extensively landscaped with an artificial grass lawn laid with hot tub to remain over, sizable sandstone, paved terrace, with additional artificial grass, lawn, raised, railway sleeper beds, with stock borders, outside lighting, PowerPoint and water feature to remain.



TOTAL FLOOR AREA : 1941 sq.ft. (180.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions

From Junction 34 of the M4 travel north along the dual carriageway sign posted Llantrisant. Travel through two sets of traffic lights then take the first left hand turning. Proceed to the T junction and turn right. At the roundabout take the second exit. Proceed up the hill taking the second right-hand turning into Maes Y Wennol. Follow the road all the way round to the end of the cul-de-sac where No. 28 is found in the centre of the cul-de-sac

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band G
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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