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12 Elms Park  
Miskin,  
Pontyclun,  
CF72 8PU

# 12 Elms Park

## Offers Over £550,000

A beautifully presented, spacious detached family home that has been tastefully re-modelled throughout. Occupying a generous and elevated position with scenic views and comparatively large garden plot, located in a quiet residential close in the heart of Miskin Old Village with Y Pant School, local shops, The Miskin Arms and the M4 accessible.

Beautifully presented and significantly enhanced by the current owners

Stunning elevated views across the locality from inside and out

The spacious accommodation is arranged over two floors and comprises an entrance hall with WC just off, sociable kitchen/diner, home gym and sitting room to the ground floor.

5 double bedrooms, family bathroom and shower room to the first floor

Occupying a sizeable end plot with fully landscaped front and westerly facing rear garden and recently laid cobble edged double driveway and garage

Located within the well-regarded and ever popular Miskin Old Village in a peaceful, select residential Close with local shops, The Miskin Arms, schools and M4 easily accessible





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Recently fitted composite front door opening to ENTRANCE HALL with parquet block flooring, carpeted quarter turn stairs rising to the first floor with useful storage cupboard under and WC, with a pedestal wash hand basin with frosted window over to the front. The highly sociable open plan KITCHEN/DINER runs the full depth of the property with the parquet floor continuing into the DINING SPACE having views to the garden and onwards to a tiled KITCHEN. The kitchen has an abundance of wall and base mounted units, marble effect worktop surface with inset 1 and half bowl sink, large window taking in garden and Church views beyond. Double Range Master cooker, drinks cooler, integrated dishwasher and white goods to remain. Off the HALL to the rear of the property is the main SITTING ROOM with block parquet flooring, pendant ceiling light, a feature polished stone fireplace with inset gas fire and French doors with integrated blinds opening directly out to the garden taking in elevated onward views. The HOME GYM has parquet flooring underneath a rubber matting,

fitted ceiling light, storage cupboard to the side and large window to the front.

Upstairs, off a generous LANDING with natural light there is access to the attic via a retractable ladder and hatch and a large airing cupboard. To the front of the property, BEDROOM ONE and BEDROOM TWO, both generous doubles in size with large windows bringing in plenty of natural light. To the rear of the property are BEDROOM THREE, BEDROOM FOUR and BEDROOM FIVE. Bedroom five is currently being used as a home office. All bedrooms are doubles and take in great views to the rear, occupying a lovely vantage point over the locality taking in the church and countryside beyond. The main BATHROOM is

presently tiled with a modern freestanding bathtub with floor mounted tap and shower attachment, low-level WC and wall hung oval ceramic wash hand basin with mixer tap over and vanity under. Opposite, there is a fully tiled SHOWER/WET ROOM, located off the landing.

The property lies nearing the head of a private and quiet residential close with a defined grass lawn and borders with a tarmac and cobble edged driveway, leading to the large SINGLE GARAGE with power and lighting. To the rear of the property, the garden enjoys a comparably larger plot than most within the street. A large paved terrace extending to a lawn and to the side an additional paved terraced garden, provides a functional entertainment space, enjoying a westerly orientation.





## Directions

From J34 of the M4 travel along the dual carriageway towards Llantrisant, passing through the first set of traffic lights. At the next set of traffic lights turn left (signposted Miskin), at the roundabout take the first exit onto 'School Road' and next left then second right onto 'Elms Park' where No.12 will be the end property on your right hand side as indicated by our 'For Sale' board.

## Tenure

Freehold

## Services

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

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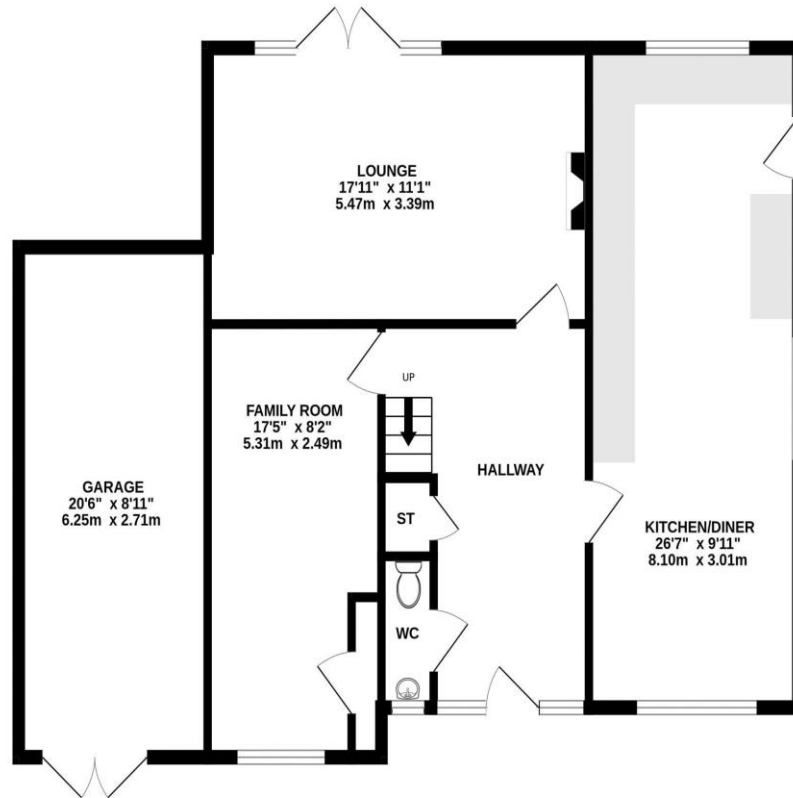


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

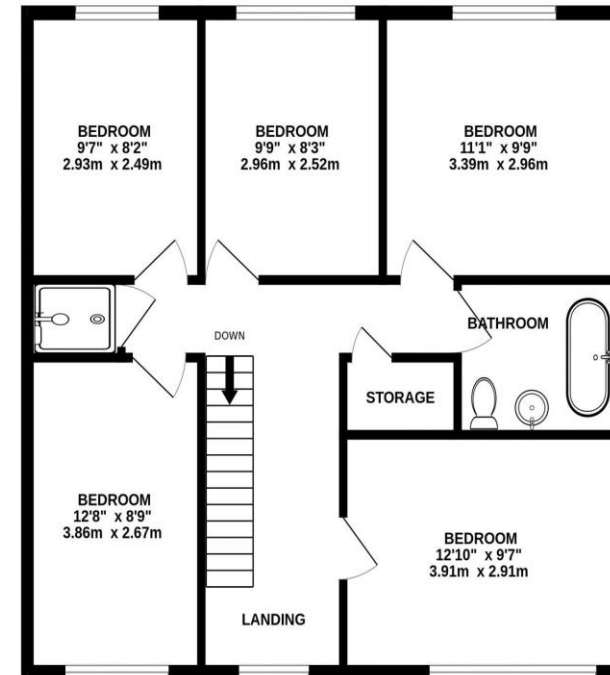
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GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1672 sq.ft. (155.4 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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