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The Old School House

School Road

Miskin

Pontyclun

CF72 8PG

The Old School House

Offers in Excess of
£799,995

An immaculately presented detached late Victorian family home with many original features present, beautifully landscaped front and rear gardens, located in the ever popular Miskin Old Village, a short distance from local schools, amenities and major public transport links.

Early viewing is highly recommended

A late Victorian detached family home built circa 1890

Stylishly decorated and finished to an excellent specification throughout with beautiful period features present

5 bedrooms, 3 reception rooms, 2 bathrooms, open plan kitchen/dining room, boot room, utility/WC

Occupying a generous plot offering beautifully landscaped front and rear gardens with scenic countryside views across the neighbouring land

Private side driveway

Located within the highly sought after Miskin Old Village a short distance from local amenities, schools (Y Pant catchment), Pontyclun Village and major transport links





Canopied front entrance with decorative timber supports, pitched slate roof and original timber front door. ENTRANCE HALL, (14'8" x 6'4"), fully carpeted, pendant ceiling light, elegant timber spindle stairs rising to first floor with under stairs storage cupboard and separate internal sash window through to boot room. Front SITTING ROOM, (13'2" x 15'), with original wood block floor, inset wood burner, two pendant ceiling lights, a pair of wall mounted downlights and two large windows with views over the front garden. INNER HALL, (5'9" x 6'4"), square quarry tiled floor, central pendant ceiling light and high-level cupboard. HOME OFFICE, (16'3" x 13'8"), hardwood timber floor, wall mounted up lighting and two large sash windows with rear garden and countryside views. BOOT ROOM, (11'1" x 7'1"), quarry tiled floor continues, pendant ceiling lights, half panelled walls, built-in storage cupboards, part glazed UPVC door to the rear garden and separate door to UTILITY/WC, (5'8" x 5'2"), travertine tiled floor, wall mounted modern low-level WC, ceramic basin, heated towel rail, custom-built cabinetry housing the plumbed white goods, boiler, additional shelving and high-level sash window to the rear elevation.

Recently fitted open plan KITCHEN/LIVING/DINING ROOM, (29'2" x 12'7"), painted floorboards, ceiling spotlights (to kitchen) with central pendant lights (to dining room), Shaker style base mounted units with complementing worktop over, inset double 'Smeg' oven and grill, Belfast ceramic, dual aspect with window to back garden and two large windows overlooking the manicured front garden. The dining room benefits from a central inset wood burner with lit geometric shelving either side. Wide-open arch through to SUN ROOM, (11'1" x 13'9"), original timber painted floorboards, vaulted ceiling with decorative pendant ceiling lights and wall mounted up lights, triple aspect with two windows to front elevation, high-level circular window to the side and a pair of French doors to the rear garden, flanked by windows either side.

Split level LANDING, (12' x 9'3") with airing cupboard off. BEDROOM ONE (17' x 13'6"), high quality timber floor, vaulted ceiling with central ceiling light and spotlights, two sets of glazed timber French doors opening to 'Juliet' balconies with impressive elevated views to rear garden and countryside beyond. EN-SUITE SHOWER ROOM, (8'4" x 3'), fully tiled, modern low-level WC, wall-mounted hand basin, chrome heated towel rail, enclosed shower and cubicle (mains fed) shower and a window to the rear elevation. BEDROOM 2, (14'8" x 8'9"), fitted carpet, pendant ceiling light and window overlooking the front garden. BEDROOM 3, (11'2" x 9'4"), fitted carpet, central pendant ceiling light and window to the side elevation. FAMILY BATHROOM, (8'7" x 5'9"), travertine tiled floor, half panelled walls, three-piece suite comprising a WC, freestanding double ended bath, ceramic basin, chrome heated towel rail and window with elevated views to the back. BEDROOM 4,

(13'9" x 12'), fitted carpet, two pendant ceiling lights, recessed open shelving and large window to front elevation with window seat. BEDROOM 5/DRESSING ROOM, (10'2" max by 12' max), fully carpeted, fitted ceiling light, attic hatch (with a tractable ladder) and a large window to the front elevation with window seat.

Walled frontage with ornate wrought iron railing enclosed the manicured front garden with established planting and stone topped pillared entrance gate with steps rising to the main entrance door. A spacious side drive runs alongside the front of the property with secure gated access to the rear garden. The rear garden enjoys unspoiled, scenic rural views and has been thoughtfully landscaped with a paved lower terrace, beautifully planted bed and pond. Steps rise gradually to a large grass lawn with established trees, well stocked borders, potting shed and a corner crescent shaped sun terrace all enclosed by natural stone walls. The Dunster House GARDEN ROOM and STORE is available by separate negotiation.





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' where The Old School House will be the first property on your left hand side.
What3words: ankle.continues.windmills

Tenure

Freehold

Services

Mains gas, electricity, water and drainage
Council Tax Band E
EPC Rating D

Viewing strictly by appointment through
Herbert R Thomas

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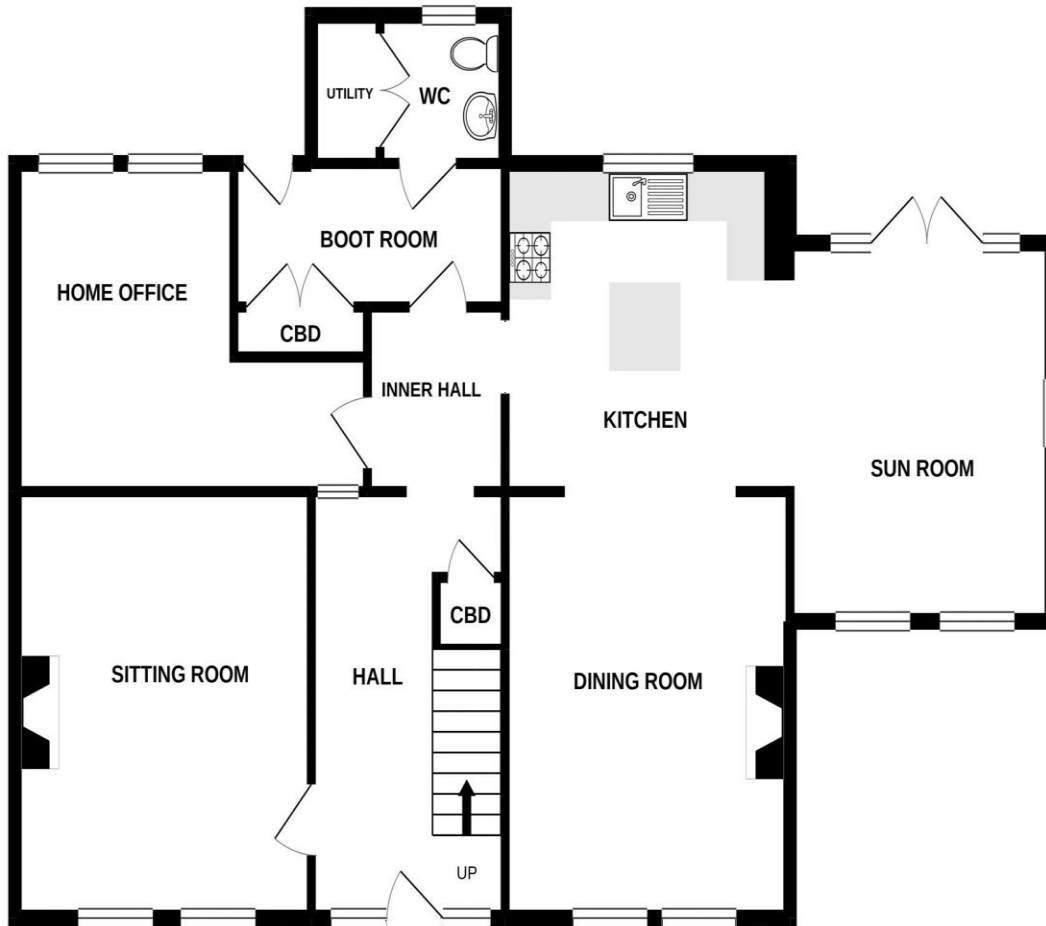


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

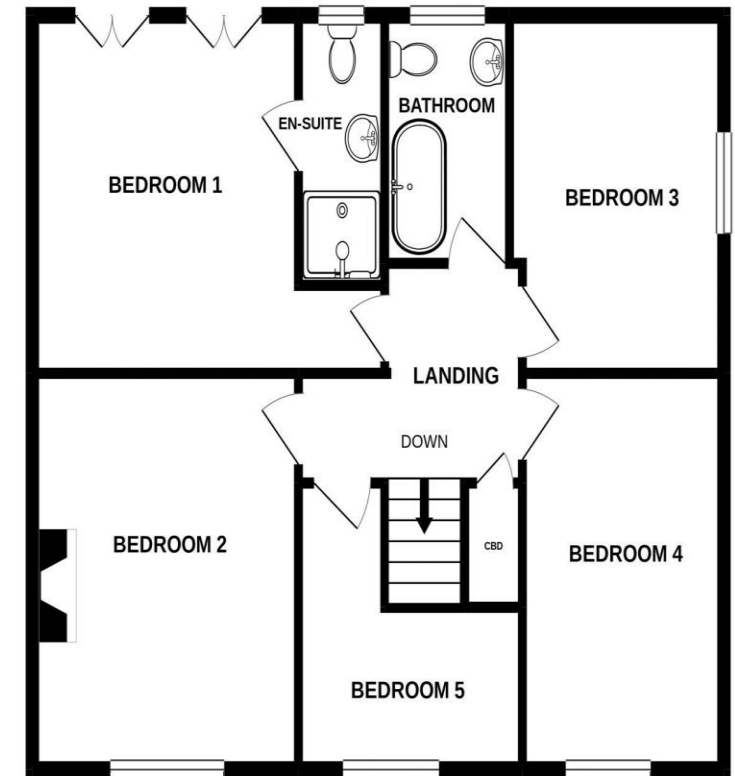
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GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



1ST FLOOR
937 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 2086 sq.ft. (193.8 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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