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3 Tyle'r Hendy  
Miskin, Pontyclun, CF72  
8QU

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### 3 Tyle'r Hendy

Asking price **£325,000**

A very well presented, detached 3 bedroom home with driveway and garage parking, southerly facing rear garden located favourably with the amenities of Miskin and Pontyclun easily accessible.

Very well cared for and presented accommodation

Ground floor - Hall with WC off, front sitting room, 'Wren' fitted kitchen/ diner to the rear leading to sunroom

First floor - Landing, three good sized bedrooms, of which one is currently a home office/study and family bathroom

Driveway parking and garage

Southerly facing, fully landscaped rear garden with pleasant onward views

Located in the well regarded area of Miskin with local woodland and countryside walks close by

Local amenities of Miskin, Pontyclun and the M4 corridor easily reached





A frosted part glazed front door opens to an ENTRANCE HALL with fitted carpet, straight stairs rising to the first floor and WC just off. The WC comprises a low level WC, hand basin with window to the front elevation.

A sizeable front SITTING ROOM with laid carpet and pendant light and large window overlooking the front garden.

A fully fitted 'Wren' KITCHEN/DINER offers a modern handleless run of wall and base mounted units with a curved peninsula to match with under cabinet lighting and ceiling light. Appliances to remain are an oven, grill and hob and stainless steel sink. Provision for plumbed

white goods and space for fridge freezer. Opposite lies the dining space with continuation of the timber effect flooring, glazed side door and French doors leading into the sunroom.

The SUNROOM is southerly facing with timber style flooring fitted, pitched roof with fitted blinds and slide doors framing the rear garden well with direct access to the vine clad, balustrade terrace.

A carpeted first floor LANDING with natural light entering from a side window to the top of the stairwell with built in wardrobe space and attic hatch.

The accommodation continues with BEDROOM 1, a generous double lying to the front of the property, ceiling light and large window to the front.

BEDROOMS 2 and 3 lie to the rear of the house with bedroom 3 currently configured as a home office/study. Bedroom 2 is used as a dressing room with a built in triple wardrobe. Both rooms are double in size with elevated views over the rear garden.

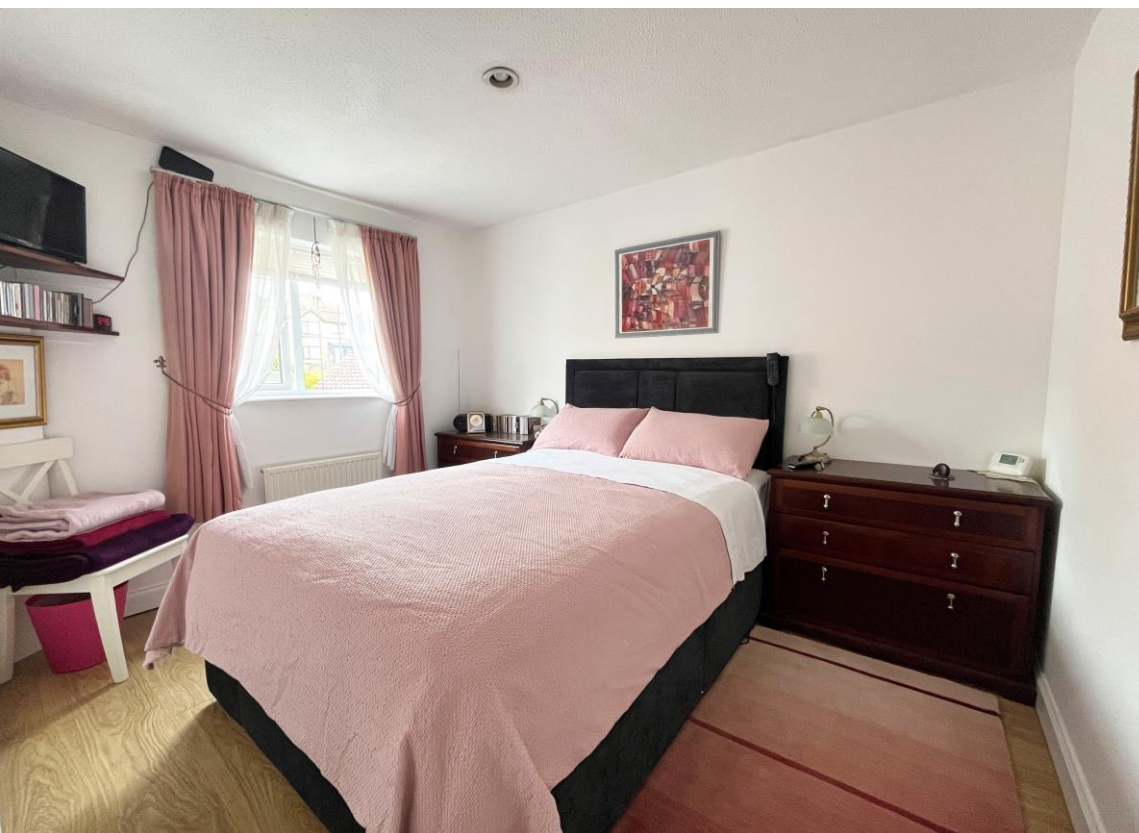
FAMILY BATHROOM comprises a 3 piece bathroom suite with hand basin (vanity storage under), modern WC with a 'P' shaped bath with shower over and a window to the front elevation.

Outdoors, to the gravelled front, with established planting, a shared driveway leads to a single GARAGE with separate hardstand tracks, offering additional parking.

A fully enclosed southerly aspect rear garden enjoying elevated open views with well defined usable tiers with seating areas, kitchen garden and established borders with plenty of greenery

# AWAITING FLOORPLANS





## Directions

From our Cowbridge offices travel in an easterly direction up the High Street to the traffic lights, turning left through Arberthin, following the A422 into Pontyclun, through the shopping centre, after which turn right and right again towards Miskin, after which turn right onto Clun Avenue and right again onto the B4264 towards Miskin. Drive a short distance straight across a mini roundabout and at the next roundabout take the first exit, bear left onto Heol Cefn Yr Hendy and left again into Tyle'r Hendy where No. 3 lies on your left hand side shortly after the turn.

## Tenure

Freehold

## Services

Mains Gas, Electricity, Water and Drainage  
Council Tax Band D  
EPC Rating C

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## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.