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herbert r thomas

Ashley Cottage

Miskin, Pontyclun, Rhondda
Cynon Taff, CF72 8JQ

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Ashley Cottage

Asking price **£399,950**

Rare opportunity to purchase this very pretty modernised and stylishly presented stone built cottage in the highly sought after area of old Miskin. Located in the heart of the village, with the amenities of Pontyclun, local countryside, forestry and M4 corridor easily accessible.

Beautifully presented extended stone build cottage, located in the heart of the old village of Miskin

Entrance porch and hallway, sitting room, second reception room, kitchen/dining room, utility room and WC

Landing, 3 bedrooms and family bathroom

Stonewall frontage with gated access to driveway

Fully enclosed rear garden

Viewing recommended





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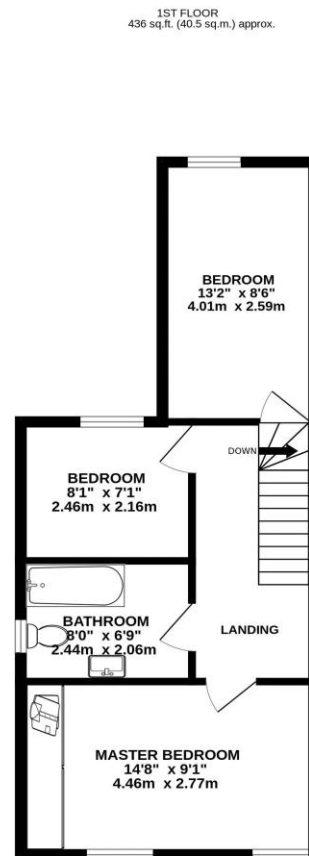
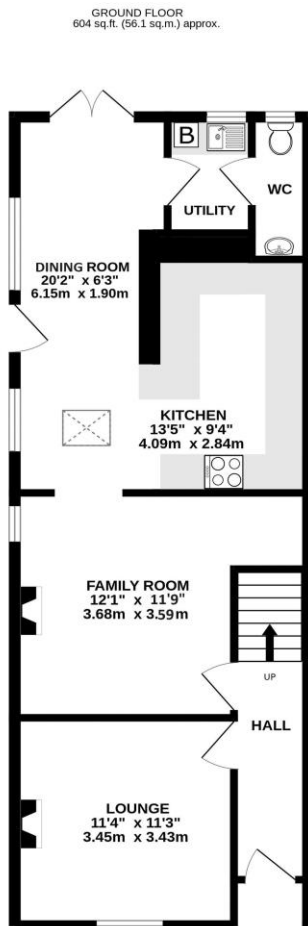
ENTRANCE PORCH (3'1" x 3'2" / 0.94m x 0.97m) tiled floor, tiled walls to dado height, pendant light and traditional timber door with frosted glazed unit. ENTRANCE HALL (12'8" x 3'2" / 3.90m x 0.97m), 'Karndeian' timber effect floor, wall mounted lighting and carpeted quarter stairs rising to the first floor. LOUNGE (11'4" x 11'3" / 3.45m x 3.43m) fitted carpet, pendant light, inset wood burner with slate tiled hearth, natural stone surround with

timber effect mantle over. Large window to front garden with onward views of the church. FAMILY ROOM (12'1" x 11'9" / 3.68m x 3.59m), 'Karndeian' floor continues, pendant ceiling light, inset gas fire with window to side elevation and wide opening through to KITCHEN/DINING ROOM. KITCHEN (13'5" x 9'4" / 4.09m x 2.84m), tiled floor, multiple LED spotlights to ceiling, cottage style units, tiled splashback, stainless steel sink with mixer tap over. 'Neff' appliances to remain include dishwasher, oven/grill, four ring gas hob and extractor over. Marble effect roll top worksurface extends to breakfast peninsula. DINING ROOM (20'2" x 6'3" / 6.15m x 1.90m), tiled floor, two pendant lights and Velux to ceiling, multiple high-level windows to the side, stable

door out and French doors to the rear garden. UTILITY ROOM (5'10" x 4'11" / 1.80m x 1.50m), ceramic floor, pendant light, plumbed provision for white goods with countertop over, 'Worcester' combination boiler, window to the side overlooking the garden. Door to WC (3'2" x 7'8" / 0.97m x 2.37m), ceramic floor, ceiling light, attic hatch, timber panelling to lower portion walls (dado height) with low-level WC, frosted window over, wash hand basin with vanity storage under.

First floor LANDING (5'10" x 14' / 1.80m x 4.26m), fitted carpet, pendant ceiling light and attic hatch. MASTER BEDROOM (14'8" x 9'1" / 4.46m x 2.77m), fitted carpet, pendant lights, a bank of integrated wardrobes, two large windows overlooking the front garden taking in direct Church View. BEDROOM 2 (13'2" x 8'6" / 4.01m x 2.59m), fitted carpet, LED spotlights to ceiling, attic hatch, large window to rear garden. BEDROOM 3 (8'1" x 7'1" / 2.46m x 2.16m), fitted carpet, ceiling light and large window to the rear. Well appointed FAMILY BATHROOM (8' x 6'9" / 2.44m x 2.06m), tiled floor, central ceiling lights, three piece suite comprising a panel bath, rainfall mains shower over, low-level WC with frosted window over, ceramic wash hand basin with vanity storage under and chrome heated towel rail.

A natural stonewall frontage with double gated access to gravel driveway, hedge lined central bed, pedestrian gate and pathway leading to the entrance. Fully enclosed garden consists of a seating area, grass lawn extending to an additional paved area and stone store. Stone built STORE with slate roof, gravel, seating area and rear gate. STONE STORE (6'1" x 7'10" / 1.85m x 2.16m) window to rear garden and pitch slate roof.



TOTAL FLOOR AREA: 1039 sq.ft. (96.6 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 our offices travel up The High Street. At the traffic lights turn left onto Arberthin Road. Travel through Arberthin, Ystradowen and Pontyclun. At the roundabout take the second exit onto Heol Miskin/B4264. At the next roundabout take the second exit staying on Heol Miskin, go through 1 roundabout and at the next roundabout take the third exit onto Hensol Road. Turn immediately left onto New Mill Corner where Ashley Cottage will be to your left as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains electric, gas, 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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

