



43 Tyle'r Hendy, Miskin,
Pontyclun, Rhondda Cynon Taff, CF72 8QU

Watts
& Morgan



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Pontyclun, Rhondda Cynon Taff, CF72 8QU

Guide Price £320,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A very well-presented three bedroom detached family home in Miskin. Within close proximity to Pontyclun's bustling High Street and the M4 corridor (J34). With south-facing garden and no ongoing chain. Over 1000 sq ft of accommodation to include; entrance porch, 2-piece WC, generous lounge, kitchen/dining room and conservatory. Three bedrooms, one en-suite and a 3-piece family bathroom. Enclosed mature rear garden and driveway parking for two cars.

Viewing recommended to appreciate this sizeable family home.

EPC Rating; D.

Directions

Cowbridge Town Centre – 6.4 miles

Cardiff City Centre – 15.3 miles

M4 Motorway (J34) – 1.9 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

In the centre of this popular development, with adjacent childrens play park sits number 43 Tyle'r Hendy.

A wide driveway leads to the entrance porch with side gated access to the rear garden.

The entrance porch provides a carpeted staircase to the first floor and oak doors lead into the 2-piece WC and living accommodation.

The lounge is a generous sized reception room with sliding patio doors leading to the rear garden.

From the lounge, an oak glazed door leads through into kitchen / dining room. The kitchen has been fitted with a range of farmhouse cream shaker-style wall and base units with butchers-block effect laminate surfaces. A range of integral appliances to remain to include; electric hob, oven and micro, plus a slimline dishwasher and space for two freestanding appliances. The kitchen seamlessly opens into the dining space, which also offers flexibility as a home office area (original the integral garage).

To the bottom of the kitchen, a uPVC door leads into the conservatory which is of uPVC construction, has tiled flooring and provides access out onto the sunny garden.

To the first floor landing, all doors lead off to the bedroom accommodation and an airing cupboard houses the hot water tank.

On offer are three double bedrooms.

The principal bedroom offers lovely views over RCT countryside and has the benefit of its own en-suite shower room. The other two bedrooms have shared use of the family bathroom which is fitted with a 3-piece suite.



GARDENS AND GROUNDS

Number 43 sits in the centre of this popular development in Misquin, with wonderful rear views over RCT countryside.

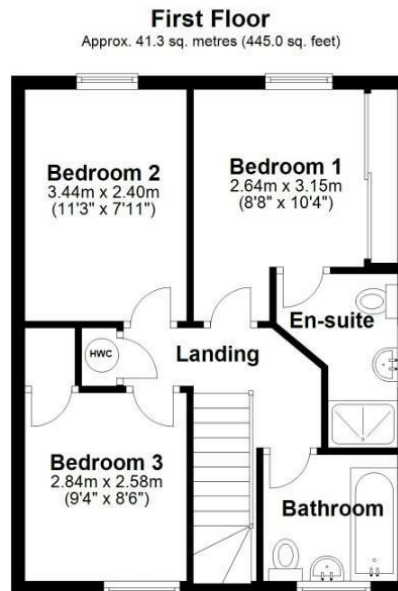
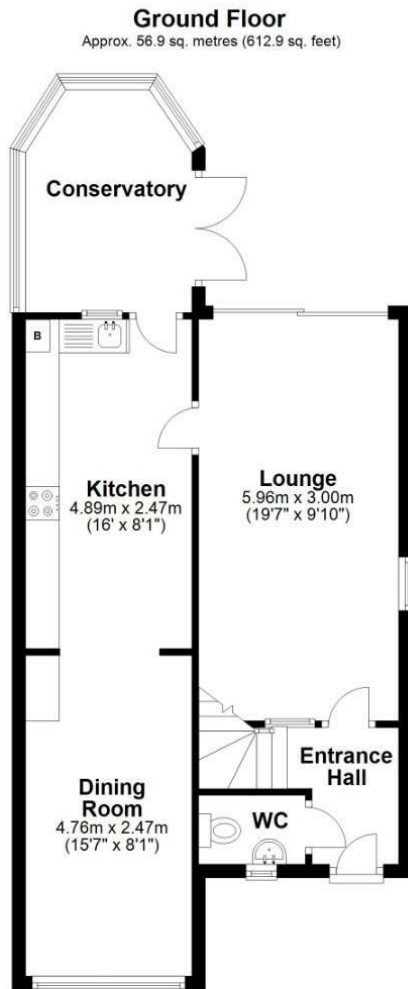
The driveway provides private parking for two vehicles and a pathway leads around to the rear garden.

The south facing garden offers a variety of mature shrub borders, with a mix of patio and shingle area for seating to enjoy the sunny aspect.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council tax band E.

As required under the Estate Agents Act 1979, we are required to disclose that the vendor of this property is related to a member of staff at Watts & Morgan LLP.



Total area: approx. 98.3 sq. metres (1057.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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