



9, Hensol Road
Pontyclun, CF72 8JT



Watts
& Morgan

9 Hensol Road

Miskin, Pontyclun CF72 8JT

£995 PCM

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A period, two bedroom cottage located to the very centre of 'Old Miskin'. Living room, dining room, modern kitchen. Master bedroom with en suite shower room and walk-in wardrobe; second generous bedroom and contemporary bathroom. West facing paved terrace to rear. EPC Rating: D
Sorry no pets permitted.

SUMMARY

A period, two bedroom cottage located to the very centre of 'Old Miskin'. Living room, dining room, modern kitchen. Master bedroom with en suite shower room and walk-in wardrobe; second generous bedroom and contemporary bathroom. West facing paved terrace to rear.

SITUATION

The village of Miskin offers a pleasant mix of old character and modern housing, centred around a Church and village pub. Pontyclun offers a basic range of shopping facilities and has the added benefit of a Railway Station. Nearby the larger Talbot Green / Llantrisant area offers a Leisure Centre and a number of national out-of-town stores. The Miskin Manor Hotel and M4 Junction 34 are conveniently close, about 1.5 miles away.

ABOUT THE PROPERTY

With sympathetically refurbished accommodation, an entrance porch leads into a living room with window looking to the front elevation. It includes a feature fireplace and staircase leading to the first floor bedrooms. An open, square arch links to a dining area with a window looking in a westerly direction. A doorway opens into a more recent addition to the property, a modern fitted kitchen with oven and hob and fully integrated dishwasher all to remain. There is space and plumbing for a washing machine; and also for a tall fridge-freezer. A window enjoys a westerly aspect looking out over its own terrace; a door from the kitchen leads to a path running to the paved terrace.

To the first floor, a landing area has doors leading to both the bedrooms and the family bathroom. The larger of the two bedrooms includes a walk-in wardrobe and modern shower suite. The contemporary family bathroom includes a bath and separate shower cubicle. The second generous bedroom enjoys a westerly aspect.

GARDENS AND GROUNDS

To the rear of the property is a paved terrace area enjoying a westerly aspect accessed via a path from the kitchen.

There is parking within yards of the property, surrounding the Memorial to the centre of the village.

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating.

Ground Floor
Approx. 41.1 sq. metres (442.4 sq. feet)



Total area: approx. 76.7 sq. metres (825.9 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 | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

