



9, Hensol Road
Pontyclun, CF72 8JT



Watts
& Morgan

9 Hensol Road

Miskin, Pontyclun CF72 8JT

£1,150 PCM

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

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

EPC Rating: D

Sorry no pets permitted.

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.

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.

DIRECTIONS

From our Cowbridge office, travel in an easterly direction along High Street to the traffic lights. Turn left at onto A 4222 Aberthin Road and continue through the village of Ystradowen and on towards Pontyclun. Travel first through Brynsadler and through Pontyclun. After leaving the main shopping street, bear right at the mini roundabout into Heol Miskin B4264, and turn again into the centre of Miskin Village. 9 Hensol Road is located close to the 'Miskin Arms' Public House.

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	



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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