



Manor Hill, Miskin Pontyclun

£418,000 Freehold

pa black



Manor Hill, Miskin Pontyclun

paBlack Talbot Green are delighted to offer this fully renovated detached property in the village of Miskin. Enjoying a convenient location, it is within a short driving distance of the M4 (Jct 34) as well as being nearby Talbot Green and Pontyclun which offers a number of Retail Parks and local shops, boutiques and eateries.

A must see to appreciate what is on offer, the entrance hallway features a stunning stairs case with glass balustrade, and underfloor heating which continues throughout the downstairs. There is useful access to the utility room, and also the cloakroom and bedroom with ensuite. The heart of this home is through the double doors which open to a full width kitchen, dining and living area. The lounge area is separated from the kitchen via a partition wall but still allows for a modern open plan feel. A high spec kitchen comes fitted with many integrated appliances and is fitted around an island making an ideal space for the family to gather around. Stunning bi-fold doors open to a low maintenance garden.

Upstairs you will find the master bedroom which features an ensuite and dressing room, which could be adapted to a fourth bedroom if desired; a second bedroom, and a family bathroom. A low maintenance garden is to the rear and has been beautifully landscaped to offer two separate patios areas, and an artificial grass area. Owned solar panels which currently generate upwards of £1,400 per annum, depending on light, are also included with the sale.

Entrance Hallway

Entered via composite door. Triple full height cloakroom cupboards for coats and shoes. Stair case rises to first floor with glass balustrade. Tiled underfloor heating. Access to Utility Room, Cloakroom, Bedroom and Living Accommodation.

Cloakroom

Two piece suite comprises vanity wash hand basin and close coupled WC.

Bedroom

12' 1" max x 9' 9" (3.68m max x 2.97m)

Aluminium double glazed window to side. Alcove for wardrobes. Door to Ensuite.

Ensuite

Fitted with a three piece suite comprising shower enclosure, vanity wash hand basin and close coupled WC. Aluminium double glazed obscure window to side.

Living Accommodation

A modern open plan area offering lounge, dining and kitchen areas with underfloor heating throughout and stunning bi-fold doors with electric blinds which open onto the garden. The kitchen and lounge area are separated via a walk around partition wall.

Lounge Area

14' x 18' 1" (4.27m x 5.51m)

Aluminium double glazed windows to side and rear.

Kitchen/dining Area

14' 3" x 18' 1" (4.34m x 5.51m)

A stunning range of high gloss wall and base units with granite work surfaces over. Inset sink with mixer tap, built in microwave, and double oven, plus space for full length fridge and freezer. Space for dishwasher.





The island is matching with the kitchen units and houses a 4 ring induction hob with hood over, and also a slim wine cooler.

Utility Room

13' 6" x 4' 10" (4.11m x 1.47m)

Matching wall and base units with worktop space over. Inset sink with mixer tap. External door provides access to the side. Understairs storage cupboard. Dual access from kitchen and main hallway.

Landing

Spacious landing with Aluminium double glazed window to front, and two velux windows to side. Storage to eaves. Access to all rooms.

Master Bedroom

10' 5" plus door recess x 12' 8" (3.17m plus door recess x 3.86m)

Aluminium double glazed window to rear. Doors to Ensuite and Dressing Room.

Dressing Room

9' 1" x 7' 3" (2.77m x 2.21m)

Velux window to side. Alcove with hanging rail. Could also be adapted into a fourth bedroom if doorway made from landing.







Ensuite

Sizeable room with double shower enclosure with rainfall shower, twin vanity wash hand basin and close coupled WC. Velux window.

Bedroom 3

13' 1" x 7' 1" (3.99m x 2.16m)

Two velux windows to side. Storage to eaves which run the length of the room. Also houses the control unit for the solar panels.

Bathroom

Fitted with a three piece suite comprising free standing bath, vanity wash hand basin and close coupled WC. Velux window.



Outside

To the front is a driveway which provides parking for at least two cars and leads to a single garage. Steps lead down to a front garden area and the front entrance. Side access leads around to the rear garden.

The rear garden is predominantly over two levels and commences with a large patio area, ideal for entertaining, with steps down to artificial grass area and patio area. There is space for a shed also.

Garage

Electric up and over door. Also houses boiler and hot water tank.

Solar Panels

Solar panels are currently owned by the sellers and will be transferred with the sale of the property to the new owners. 4kw solar photovoltaic system is located on the roof. The buyer would benefit from the energy generated during the daytime (generates electricity during daylight hours to help reduce bills and also benefit by way of an incentive payment of the Feed-in Tariff. Currently receiving 55.36p per kw hour of generation and also receive a deemed export payment of 3.9p per kWh. This is paid each quarter and receives upwards of £1,400 a year approx, depending on light. The FIT is due to be paid on the system for 25 years. It was installed in 2011 so has a number of years of benefit remaining.





13 Talbot Road, Talbot Green, Talbot Green, Mid Glamorgan, CF72 8AD

EPC Rating: C

Property Ref:TAL304498 - 0004



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