

15 Sovereign Gardens

Miskin

Pontyclun

Rhondda

Cynon

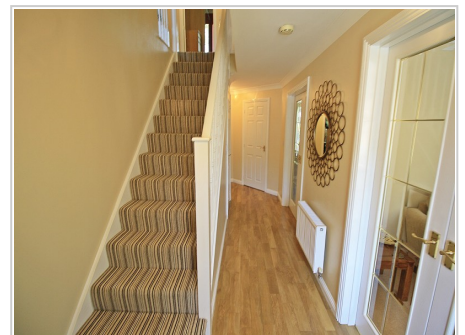
Taff

CF72 8SZ

£529,950



- 5 BEDROOMS
- MISKIN
- REAR GARDEN BACKING ONTO WOODLANDS
- 2 EN-SUITES
- DOUBLE GARAGE
- AMPLE PARKING



Ref: PRA10951

Viewing Instructions: Strictly By Appointment Only

General Description

****SUBSTANTIAL, EXECUTIVE 5 BEDROOM FAMILY HOME IN MISKIN**** Hywel Anthony Estate Agents, Talbot Green are proud to present to market this executive family home in the ever popular Sovereign Gardens in Miskin.

****AN ABSOLUTE MUST SEE PROPERTY**** Tucked away at the end of the cul-de-sac, occupying a superb corner plot with fantastic wrap around garden and backing onto open woodland.

Ground floor, lounge, study, wc and generous kitchen/diner and utility.
First floor is occupied by the superb Master Suite, a second bedroom with en-suite and 3 further bedrooms, family bathroom and generous landing area.

Externally the property offer ample parking spaces, double integral garage. The rear garden is a fantastic, private and peacefull spac

Miskin offers superb road links within close proximity of the M4 Junction 34 and just a short drive or walk into Pontyclun or Talbot Green.

The nearest train station is also just a short drive or walk away in Pontyclun, giving access to Cardiff within 15 minutes. The quaint village of Pontyclun offers a decent selection of cafes and independent retail.

Schools, walking distance of the Welsh Medium Primary School in Miskin and falls within the catchment of Y Pant Secondary School and Pontyclun Primary School.

Accommodation



Hallway (21' 0" Max x 7' 0" Max) or (6.39m Max x 2.13m Max)

Hallway with stairs to the first floor, storage and doors to all rooms.



WC

WC and wash hand basin, laminate flooring.



Sitting room (11' 6" Max x 1' 8" Max) or (3.51m Max x 0.52m Max)

Sitting room with fitted carpet and bay window to the front aspect.



Lounge (17' 6" Max x 10' 11" Max) or (5.33m Max x 3.32m Max)

Lounge with fitted carpet, fireplace and french doors to the rear garden.



Study (6' 2" Max x 8' 0" Max) or (1.89m Max x 2.43m Max)

Study with laminate flooring and window to the rear aspect.



Kitchen/Diner (17' 3" Max x 13' 3" Max) or (5.26m Max x 4.03m Max)

Kitchen diner with laminate flooring. Range of base and wall units, worktops with sink and built in hob and oven. Window to the rear aspect and door to the rear garden. Dining area with door to the garage.



Landing (8' 0" Max x 11' 5" Max) or (2.45m Max x 3.49m Max)

Landing with fitted carpet, built in storage housing boiler. Doors to all bedrooms and family bathroom.



Master Bedroom (12' 9" Max x 18' 6" Max) or (3.88m Max x 5.65m Max)

Master Suite with fitted carpet, two windows to the front aspect. Storage and door to the En-suite.



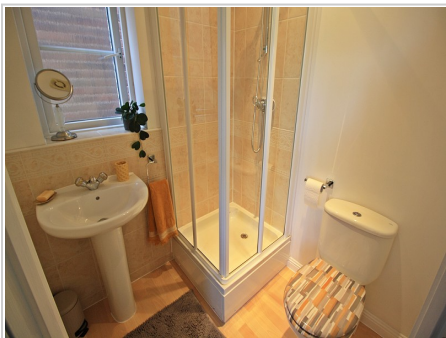
En Suite (4' 8" Max x 8' 8" Max) or (1.43m Max x 2.63m Max)

En-Suite comprising of: WC, wash hand basin and double shower. Vinyl flooring and window to the side aspect.



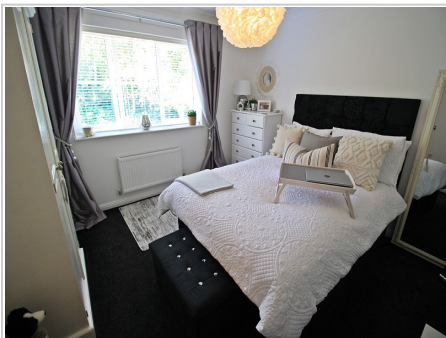
Bedroom 2 (10' 9" Max x 15' 1" Max) or (3.28m Max x 4.59m Max)

Bedroom 2 with En-suite, fitted carpet and window to the front aspect.



En Suite 2

En-suite comprising of: WC, wash hand basin and shower. window to the side aspect.



Bedroom 3 (11' 1" Max x 11' 4" Max) or (3.39m Max x 3.45m Max)

Bedroom three with fitted carpet and window to the rear aspect.



Bedroom 4 (8' 10" Max x 13' 3" Max) or (2.69m Max x 4.04m Max)

Bedroom four with fitted carpet and window to the rear aspect.



Bedroom 5 (7' 8" Max x 8' 10" Max) or (2.34m Max x 2.68m Max)

Bedroom five with fitted carpet and window to the rear aspect, currently used as dressing room.



Bathroom (6' 9" Max x 10' 10" Max) or (2.05m Max x 3.29m Max)

Generous family bathroom, comprising of: WC, shower and bath with dual wash hand basin's. Window to the side aspect.

Integral Double Garage (16' 2" Max x 14' 0" Max) or (4.92m Max x 4.27m Max)

Double garage with power and light. Garage door to the front.



Front Garden

Driveway and lawn area with side access.



Rear Garden

Fantastic rear garden backing onto woodlands. Patio area and lawn along with flower border.

Tenure

We have been advised by the Vendor that the tenure is Freehold. References to the Tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Please note: All room sizes are approximate. These sales particulars have been prepared by Hywel Anthony Estate Agents upon the instruction of the vendor(s). Services, fitting and equipment referred to with the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective buyer(s) must make their own enquiries regarding such matters.

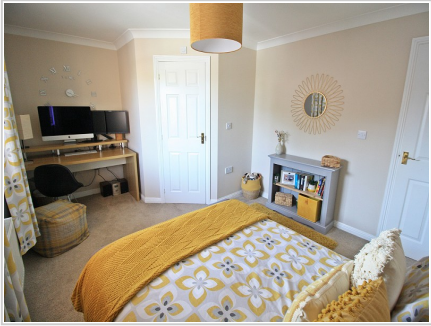
Where building work or extensions have taken place, we can confirm that we have not had sight of any planning or building certificates/regulations and are advertising purely on the information provided to us by the vendor. We recommend that you refer any such matter back to your legal representative.

Services

Mains drainage, mains gas, mains water, mains electricity

Council Tax

Band Not Specified







GROUND FLOOR



1ST FLOOR



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.
Made with Metropix 6/2021

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
					

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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Measurements: indicated are supplied for guidance only and as such must be considered incorrect.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are issued in good faith and do not constitute representations of fact or form part of any offer of contract. Information referred to in these particulars should be independently verified by prospective buyers. The deeds or the tenure of the property have not been inspected. Information supplied by the vendor and its accuracy is not guaranteed, nor will we accept responsibility for any error therein. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.