

Abbots Leigh, The Drive,

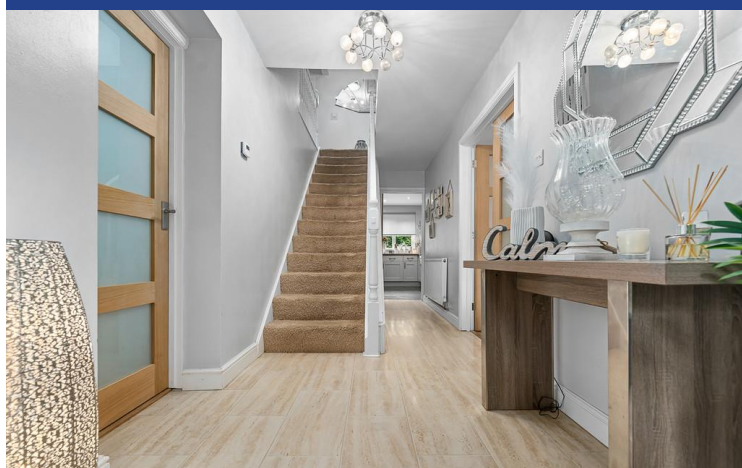
Miskin, Pontyclun, CF72 8PX



Estate Agents and
Chartered Surveyors

Asking Price Of

£557,950



Detached Property

5

2

3

3

Property Description

**** THREE RECEPTION ROOMS ** FIVE BEDROOMS ** SOUTH FACING GARDENS **** A superb, five bedroom detached family home situated at the end of a cul-de-sac within the popular village of Miskin. Surrounded by spacious gardens and mature woodland, with workshop and recently laid block paved driveway to front. The accommodation briefly comprises: entrance hallway, lounge, sitting room, kitchen/dining room, garden room, utility room and WC. To the first floor are five bedrooms including principle bedroom with en-suite, plus the family bathroom. EPC Rating: C

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,738 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Situated in a quiet cul-de-sac in Miskin with easy access to Llantrisant, providing out of town shopping. The property is also within easy access to Junction 34 of the M4 motorway. Highly regarded schools nearby.

ENTRANCE

Entered via recently laid block paved driveway to front and side of property with parking for multiple vehicles. Gated access to large rear garden.

HALLWAY

21' 0" x 5' 8" (6.42m x 1.74m)
Entered via uPVC double glazed door into spacious hallway. uPVC double glazed window to side. Two radiators. Glazed wooden door to sitting room and double doors to lounge. Stairs to first floor with under stair storage cupboard.

LOUNGE

16' 4" x 10' 5" (4.99m x 3.18m)
uPVC double glazed bay window to front. Radiator. Feature gas fireplace. Oak wood flooring. Opening to kitchen/dining room.

SITTING ROOM

11' 3" x 10' 9" (3.43m x 3.28m)
Oak wood flooring. uPVC double glazed windows to front and side. Radiator.

KITCHEN/DINING ROOM

17' 4" x 10' 9" (5.30m x 3.28m)
A well presented kitchen to include a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Integrated dishwasher, fridge and freezer. Space for range cooker with fitted extractor hood over. Tiled splash backs. Spotlights. Radiator. Space for dining table. uPVC double glazed window and French patio doors to rear. Opening to garden room.

GARDEN ROOM

11' 3" x 10' 4" (3.44m x 3.15m)
uPVC double glazed window to side and sliding doors to rear garden with lovely outlook. Radiator. Door to utility room.

UTILITY ROOM

7' 10" x 7' 1" (2.41m x 2.16m)
A spacious utility room fitted with base and eye level units with complementary work surface. Space for washing machine, tumble dryer and freezer. Wall mounted modern gas central heating boiler. Radiator. Door to WC and external uPVC double glazed door to side.

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CLOAKROOM

7' 0" x 2' 4" (2.15m x 0.73m)

Low level WC and vanity enclosed wash hand basin. Radiator. Extractor fan.

FIRST FLOOR

LANDING

An impressive half galleried landing with doors to five bedrooms and the family bathroom. Airing cupboard with radiator. Loft access with pull down ladder (partly boarded with light and power).

BEDROOM ONE

16' 11" x 10' 7" (5.16m x 3.24m)

A delightful L-shaped master suite with dressing area including fitted wardrobes to two walls. Two uPVC double glazed windows to rear with pleasant views. Door to:

EN-SUITE

6' 11" x 5' 3" (2.11m x 1.61m)

A modern suite comprising low level WC, vanity enclosed wash hand basin and double fitted shower unit. Fully tiled walls and flooring. Extractor fan. Ladder radiator. uPVC double glazed window to side.

BEDROOM TWO

11' 2" x 10' 8" (3.42m x 3.26m)

uPVC double glazed window to front. Fitted wardrobes. Radiator.

BEDROOM THREE

13' 2" (max) x 10' 0" (4.03m x 3.05m)

uPVC double glazed window to front. Radiator.

BEDROOM FOUR

11' 3" x 10' 3" (3.43m x 3.14m)

uPVC double glazed window to rear with views. Fitted wardrobe. Radiator.

BEDROOM FIVE

10' 2" (max) x 6' 2" (3.11m x 1.88m)

Fitted cupboard over stairs. Radiator. uPVC double glazed glass window to front.

BATHROOM

7' 11" x 7' 1" (2.43m x 2.16m)

A stylish suite comprising low level WC, vanity enclosed wash hand basin, panelled bath with shower attachment, and fitted double shower cubicle. Fully tiled walls and flooring. Extractor fan. Ladder radiator. uPVC double glazed window to side.

OUTSIDE

REAR GARDEN

A spacious rear garden mainly laid to lawn with mature hedge border. Raised decking area off the kitchen diner and garden room with storage under. Boundary fence. Workshop with light and power. Outside tap. External power point.

ADDITIONAL INFORMATION

999 year lease from 1986. For further information please contact our Radyr branch on 02920 842124.

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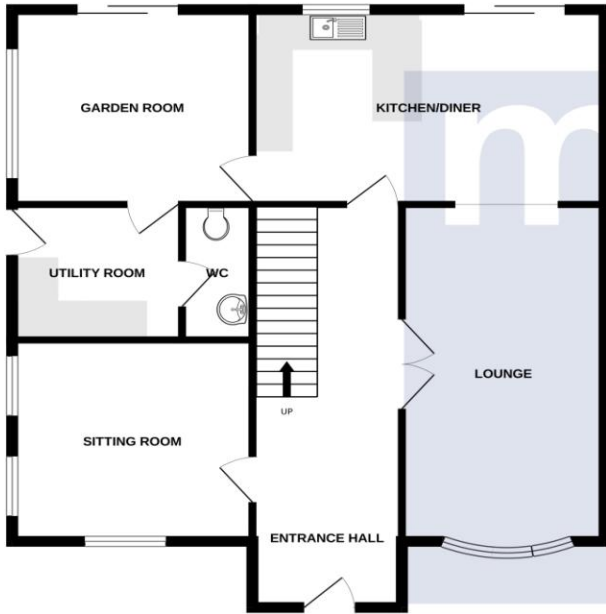


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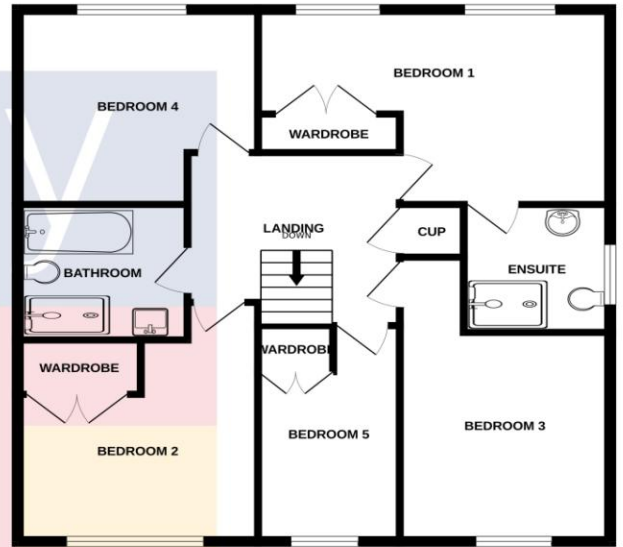


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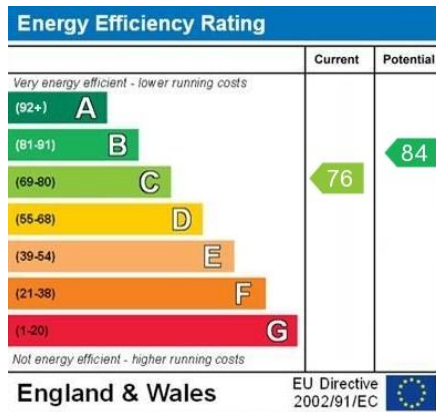
GROUND FLOOR



1ST FLOOR



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