



**hrt**  
herbert r thomas

1 Rowan Tree Lane, Miskin

Pontyclun

£549,995

# 1 Rowan Tree Lane

Miskin, Pontyclun

Beautifully updated home in sought-after Miskin, offering modern finishes, spacious living areas, a double garage, ample parking, and an attractive east-facing garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

From Junction 34 of the M4, travel north signposted Llantrisant. Proceed through two sets of traffic lights and then turn left. At the T-junction turn right. At the roundabout, take the first exit. At the next roundabout, take the third exit onto Rowan Tree Lane, where number one is the first property on the right-hand side.





## 1 Rowan Tree Lane

Miskin, Pontyclun

Located in the sought-after village of Miskin, this beautifully presented family home offers modern interiors, generous living space and excellent practicality.

Set on a spacious plot, the property includes a detached double garage with power and lighting, plus parking for six or more vehicles.

The ground floor features a welcoming entrance hall, cloakroom, two front-facing reception rooms and a bright lounge that opens into the contemporary kitchen/dining room. The kitchen includes high-gloss cabinetry, two Bosch self-cleaning ovens (one with built-in microwave), a Neff five-burner hob, an integrated dishwasher, and garden-facing French doors. A separate utility provides further storage and appliance space.

Upstairs offers four bedrooms. The main bedroom includes fitted wardrobes and a modern en-suite with waterfall shower. The remaining bedrooms comprise one larger double (currently used as an office) and two similar-sized rooms suitable as doubles or generous singles. A family bathroom completes the first floor.

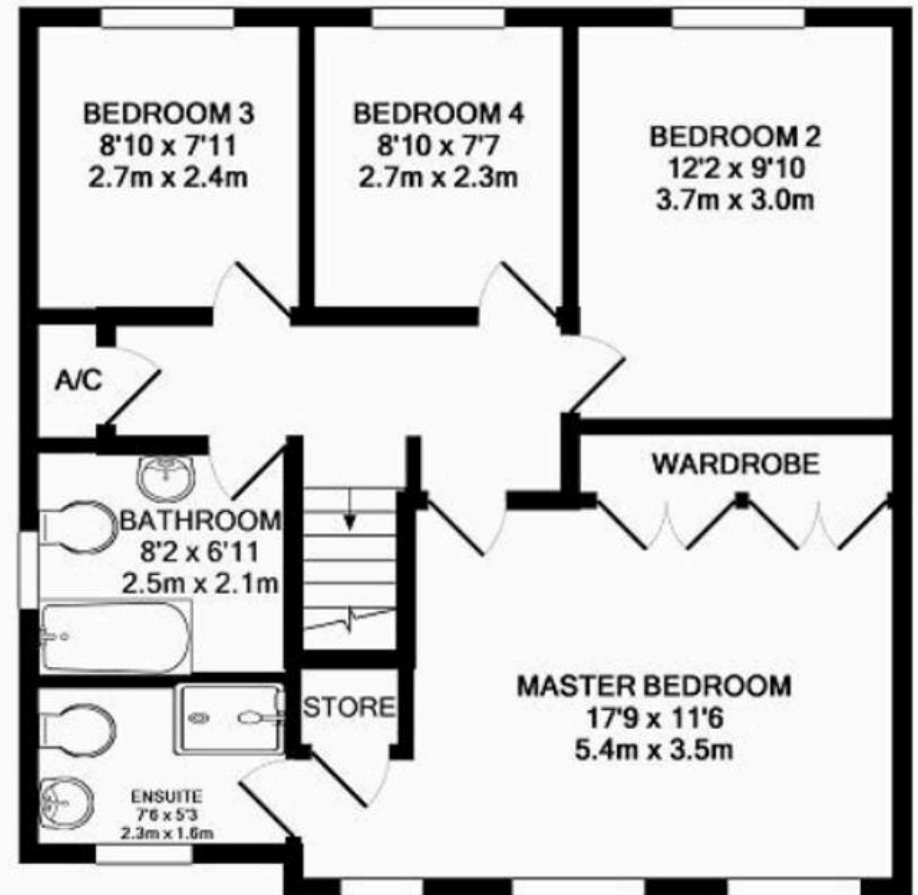
The east-facing rear garden includes a lawn, patio, borders and an additional seating area behind the garage—ideal for outdoor dining or a future garden office. The garden also benefits from side access, an outdoor tap and external power point.

To the front is extensive driveway parking, exterior lighting and access to the double garage.





GROUND FLOOR  
APPROX. FLOOR  
AREA 663 SQ.FT.  
(61.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 582 SQ.FT.  
(54.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (115.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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