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1926 - 2026

7 Edwardian Way, Miskin

Pontyclun

£369,995

7 Edwardian Way

Miskin, Pontyclun

Beautifully upgraded and move-in ready home in sought-after Miskin. Enjoy a peaceful village setting, excellent amenities, transport links, countryside walks, and easy access to the M4 corridor.

Council Tax band: E

Tenure: Freehold

- Beautifully presented detached home
- Upgraded throughout
- Light, airy and spacious accommodation
- Three generous double bedrooms
- Elegant herringbone flooring
- Landscaped rear garden
- Garage with power and lighting
- Private side-by-side driveway



Nestled within the highly sought-after village of Miskin, this beautifully presented home. Ideally located within easy reach of local amenities, excellent transport links and countryside walks, the property enjoys a peaceful setting whilst remaining connected to nearby towns and the M4 corridor.

Finished to a great standard throughout, the current owners have undertaken a range of upgrades and this light, airy and immaculately presented home that is move in ready.

The property is entered via a glazed uPVC **PORCH ENTRANCE** with tiled flooring and a window to the side elevation, creating a welcoming first impression. A composite front door with decorative glazed panel into the spacious entrance **HALLWAY**. The hallway immediately showcases the property's quality finishes, featuring beautiful oak herringbone flooring which continues seamlessly through much of the ground floor.

The stunning shaker-style **KITCHEN**, thoughtfully designed with solid oak work surfaces, stylish gold handles and an excellent range of wall and base units. Integrated appliances include a fridge freezer, washing machine, Neff oven and microwave oven, Neff induction hob with extractor hood and dishwasher. A traditional Belfast sink with mixer tap is positioned beneath a double-glazed window overlooking the front aspect. A double-glazed door also provides convenient access to the side of the property.

Leading from the hallway is a useful storage cupboard, ideal for coats, shoes.

The ground floor **CLOAKROOM** is appointed with tiled flooring, a white WC with push-button flush, vanity wash hand basin with mixer tap and storage beneath, radiator and a frosted double-glazed window.

The **DINING ROOM** is a bright and versatile reception space featuring continued herringbone flooring, fitted shelving units, decorative panelling and feature wallpaper. A charming bay window allows natural light to flood the room while offering views over the rear garden.

The spacious main **LOUNGE** is featuring continued oak-effect flooring, a stylish panelled feature wall, two radiators and fitted shutters to the patio doors and window. Large glazed openings create a wonderfully light-filled space with direct access and views to the landscaped rear garden.

The first floor continues to three well-proportioned bedrooms and a stylish family bathroom.

The **PRINCIPAL BEDROOM** is a generous double room with plush carpet, feature panelled wall, integrated wardrobes providing excellent storage, radiator and a double-glazed uPVC window enjoying views to the front. The room benefits from a contemporary **EN-SUITE SHOWER ROOM** comprising a white WC with push-button flush, vanity wash hand basin with storage below, radiator, frosted double-glazed window and a fully tiled shower enclosure with glass door.

BEDROOM TWO is another spacious double bedroom featuring fitted carpet, integrated wardrobe, decorative feature wall, radiator and double-glazed uPVC window.

BEDROOM THREE is a double bedroom with fitted carpet, feature wallpaper, radiator and a double-glazed window overlooking the rear garden.

Completing the first floor is the modern **FAMILY BATHROOM**, fitted with tiled flooring, a white WC, vanity wash hand basin with mixer tap and storage beneath, radiator, frosted double-glazed window and a panelled bath with shower over, complemented by tiled splashbacks.

The landscaped rear garden has been thoughtfully designed. A block-paved patio extends directly from the property, offering the an inviting setting for outdoor dining.

Beyond the patio lies a well-maintained lawn bordered by attractive flower beds and established planting. Stepping stones lead to a decorative chipped seating area with pergola over. There is also an outside tap and convenient side access connecting the front and rear of the property.

The **GARAGE** benefits from power and lighting and currently provides excellent storage space, with a section utilised for appliances including a fridge and tumble dryer. Subject to requirements, the space offers excellent potential for conversion into a home office, gym or hobby room.

To the front, the property enjoys excellent kerb appeal with a generous side-by-side driveway providing ample off-road parking. Outside lighting, with a side access gate leads directly to the rear garden.





AWAITING FLOORPLANS



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