



Ebbisham House, Miskin, CF72 8JJ

Pontyclun

Fixed Price **£550,000**

Ebbisham House

From Junction of the M4 travel in a northerly direction towards Talbot Green. At the second set of traffic lights turn left on reaching a round-a-bout take the first exit towards Miskin Village bear left adjacent to the Miskin Arms, go down the hill and turn right into "Mill Race" where you will find Ebbisham House indicated by our 'For Sale' board on your right.

What3words: solar.mailings.spans

Substantial six bedroom house in need of modernisation but with huge potential, located in a highly sought after location in the Old Village of Miskin.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Substantial six bedroom house in need of considerable modernisation but with huge potential, located in a highly sought after location in the Old Village of Miskin.

Upvc double glazed sliding door to entrance porch with quarry tiled floor, glazed internal door and side screens to split level HALLWAY, open tread staircase to first floor, door to ground floor BATH/ SHOWER ROOM modern, white wash hand basin with vanity cupboard and low level WC, shower cubicle with mains shower attachment, glazed entry door and large jacuzzi spa bath, tiled walls and frosted double glazed windows. Huge LIVING ROOM, sliding double glazed patio doors to side and rear garden areas and sliding door to DINING ROOM, double glazed window and shutter to rear, serving hatch to kitchen, glass cabinet backed by a feature glass block wall to hallway. KITCHEN BREAKFAST ROOM, range of fitted base and wall cupboards, worktops with double bowl sink and drainer, matching island unit with ceramic hob, built-in oven, terrazzo tiled floor and door to UTILITY ROOM, roll top work surface and fitted wall shelving, space and plumbing for washing machine and dishwasher, white Belfast style sink, door to side and connecting door to large integral garage.

Galleried first floor LANDING, large shelved linen cupboard, picture window to front elevation and doors to PRINCIPLE BEDROOM with mirrored door wardrobes, double glazed window to rear, dressing table and pocket door to EN-SUITE BATHROOM, double ended bath, pedestal basin, low level WC, bidet and shower cubicle. Double BEDROOM TWO, built-in wardrobes, dressing table and inset sink, window to side elevation. Double BEDROOM THREE, built-in wardrobes concealing wash hand basin set in a white melamine work top with double glazed window to rear garden. BEDROOM FOUR, fitted wardrobes and double glazed window to side elevation overlooking parkland ground opposite and river beyond. Double BEDROOM FIVE, built-in wardrobes, dressing table and wall shelving with aspect to front garden. First floor SITTING ROOM/ BEDROOM SIX, large room with double glazed window to front elevation. Door to DARK/STORE ROOM. BATHROOM, sage colour suite including panelled bath, pedestal basin, low level WC and bidet, glazed shower enclosure.

Staircase rises from LANDING to the top floor. Door to HOBBY ROOM, timber panelled ceiling, double glazed window and door to balcony area enclosed by wrought iron railing. Door useful attic storage space.

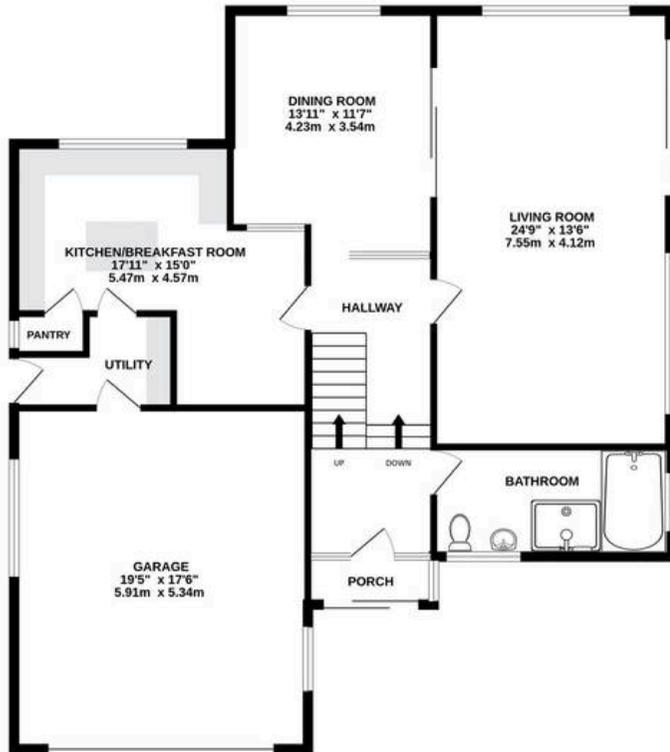
Driveway provides parking and access to very large, integral DOUBLE GARAGE with up and over door, modern wall-mounted Ideal mains gas combination boiler. Lawned front garden and shrubbery enclosed by mixed hedging, gated side path to paved rear garden area which also extends to the side of the property with further paved sitting space and shrubbery. The area of parkland immediately opposite the property which is lawned with mature trees, spring flowers and sitting area is included in the sale.



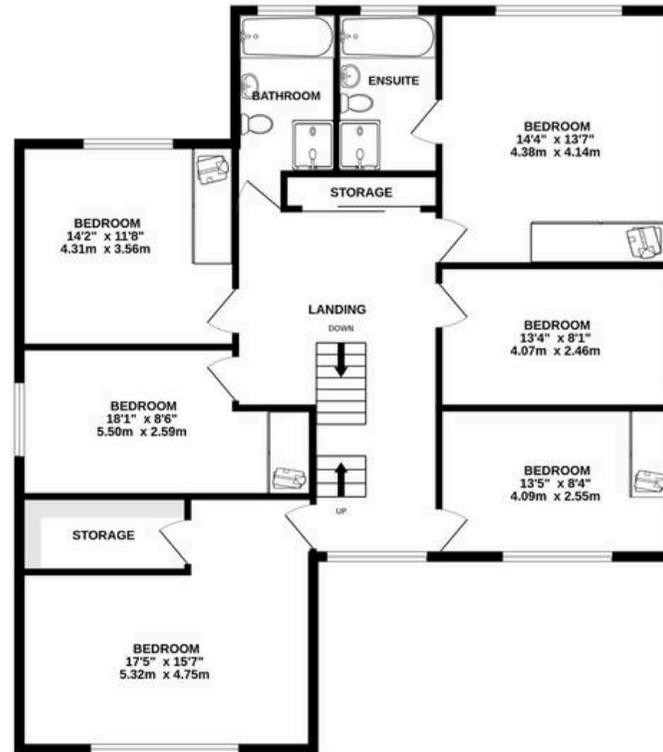
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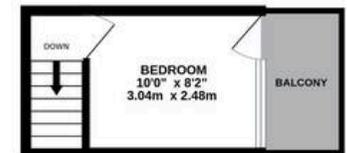
GROUND FLOOR
1269 sq.ft. (117.9 sq.m.) approx.



1ST FLOOR
1249 sq.ft. (116.0 sq.m.) approx.



2ND FLOOR
108 sq.ft. (10.1 sq.m.) approx.



TOTAL FLOOR AREA : 2626 sq.ft. (244.0 sq.m.) approx.

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.
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