



3 Tyle'r Hendy, Miskin, CF72 8QU

Rhondda Cynon Taff

Fixed Price £325,000

3 Tyle'r Hendy

From our Cowbridge offices travel in an easterly direction up the High Street to the traffic lights, turning left through Arberthin, following the A422 into Pontyclun, through the shopping centre, after which turn right and right again towards Miskin, after which turn right onto Clun Avenue and right again onto the B4264 towards Miskin. Drive a short distance straight across a mini roundabout and at the next roundabout take the first exit, bear left onto Heol Cefn Yr Hendy and left again into Tyle'r Hendy where No. 3 lies on your left hand side shortly after the turn.

A very well presented, detached 3 bedroom home with driveway and garage parking, southerly facing rear garden located favourably with the amenities of Miskin and Pontyclun easily accessible.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





3 Tyle'r Hendy

A frosted part glazed front door opens to an ENTRANCE HALL with fitted carpet, straight stairs rising to the first floor and WC just off. The WC comprises a low level WC, hand basin with window to the front elevation.

A sizeable front SITTING ROOM with laid carpet and pendant light and large window overlooking the front garden.

A fully fitted 'Wren' KITCHEN/DINER offers a modern handleless run of wall and base mounted units with a curved peninsula to match with under cabinet lighting and ceiling light. Appliances to remain are an oven, grill and hob and stainless steel sink. Provision for plumbed white goods and space for fridge freezer. Opposite lies the dining space with continuation of the timber effect flooring, glazed side door and French doors leading into the sunroom. The SUNROOM is southerly facing with timber style flooring fitted, pitched roof with fitted blinds and slide doors framing the rear garden well with direct access to the vine clad, balustrade terrace.

A carpeted first floor LANDING with natural light entering from a side window to the top of the stairwell with built in wardrobe space and attic hatch.

The accommodation continues with BEDROOM 1, a generous double lying to the front of the property, ceiling light and large window to the front.

BEDROOMS 2 and 3 lie to the rear of the house with Bedroom 3 currently configured as a home office/study. Bedroom 2 is used as a dressing room with a built in triple wardrobe. Both rooms are double in size with elevated views over the rear garden.

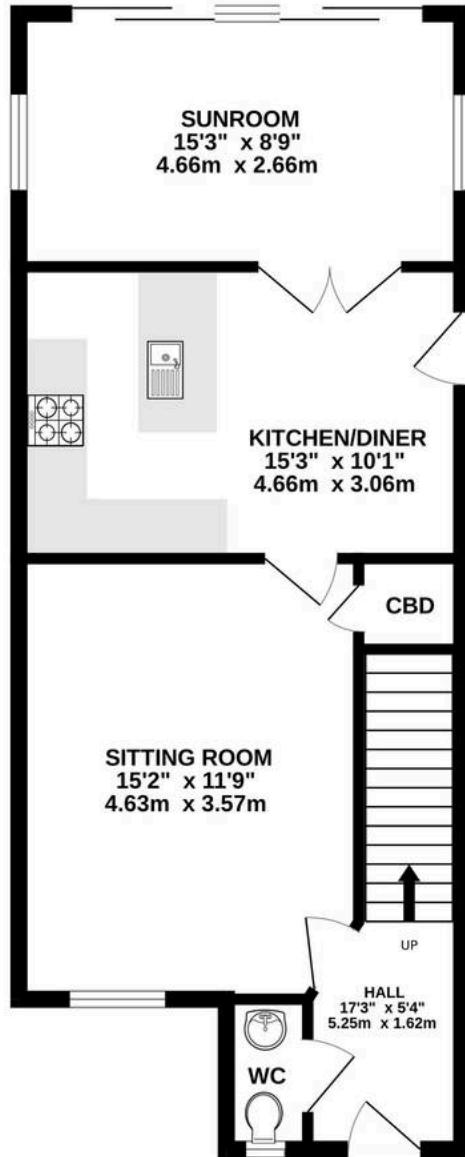
FAMILY BATHROOM comprises a 3 piece bathroom suite with hand basin (vanity storage under), modern WC with a 'P' shaped bath with shower over and a window to the front elevation.

To the gravelled front, with established planting, a shared driveway leads to a single GARAGE with separate hardstand tracks, offering additional parking.

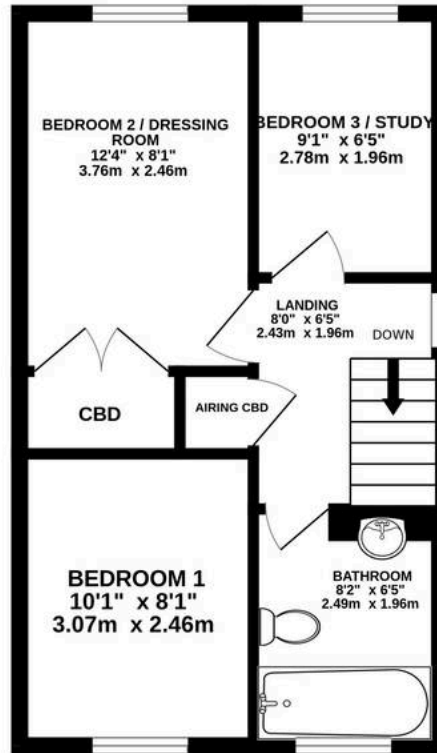
A fully enclosed southerly aspect rear garden enjoying elevated open views with well defined usable tiers with seating areas, kitchen garden and established borders with plenty of greenery.



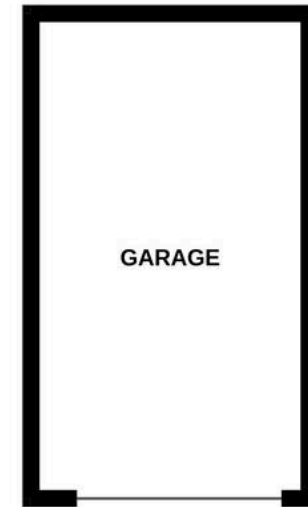
GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



GARAGE
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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.

Made with Metropix ©2025



Herbert R Thomas

Herbert R Thomas, 59 High Street – CF71 7YL

01446772911 • cowbridge@hrt.uk.com • www.hrt.uk.com/



These particulars are provided as a general guide only and do not form part of any contract offer. While believed to be accurate, they are not guaranteed. Some images may include CGI or digitally enhanced furnishings for illustrative purposes only and are not included in the sale. All negotiations must be conducted through Herbert R Thomas.