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CELEBRATING 100 YEARS

100

1926 - 2026

1 Manor Hill, Miskin

Pontyclun

£550,000

1 Manor Hill

Extended four bedroom detached family home, enviably situated at the end of a non-through road close to the village centre, offered for sale for the first time in over 40 years.

Council Tax band: F

Tenure: Freehold

- Greatly extended four bedroom detached property.
- Sought after location close to Miskin village centre.
- Offered to the market for the first time in approaching 40 years.
- Sold with vacant possession and no upward chain.
- Situated at head of non-through road.
- off road parking and landscape garden to front.
- Further landscape garden to rear.
- Principal bedroom with ensuite bathroom, second bedroom also with plumbing for ensuite.
- Lounge/dining room leading to garden room extension.
- Separate sitting room, modern fitted kitchen.

What3Words: [final.truckload.post](#)



This extended four bedroom detached family home is offered to the market for the first time in over 40 years. It offers well presented and maintained accommodation which briefly comprises:

An **ENTRANCE PORCH** with ceramic tiling to floor and walls, leads via an obscure glass panel door into the **ENTRANCE HALLWAY** which has stairs rising to the first floor, high-quality laminate wood flooring. The flooring continues into the **LOUNGE/DINING ROOM**. The lounge has two picture windows to front enjoying views over the driveway and front garden. A feature electric fire is set in a polished stone fireplace.

Double doors from the **DINING ROOM** lead into a **GARDEN ROOM** extension. This light and airy reception room has windows and doors to three aspects enjoying views over the garden and two Velux skylights to side. Laminate tile effect flooring. Central heating fitted, making this a usable room throughout the year.

Further French doors from the dining area and door from hallway lead into the **KITCHEN**. It offers a range of high gloss grey, base and larder units with complementing work surfaces and full tiling to walls. Integrated fridge/freezer.

Off the kitchen is a **PREPARATION KITCHEN**, which has a continuation of the same units as the kitchen with double oven, and a hob with cooker hood over. Full tiling to floor and walls. Door into **PANTRY CUPBOARD** with wall mounted shelving and cloaks storage cupboard.

A door off the main kitchen leads to a **REAR HALLWAY** which has a glazed pedestrian door leading to the garden plus further door into **CLOAK/UTILITY ROOM**. With window to rear, it houses a white two-piece suite and has space and plumbing for washing machine. The room has full tiling to floor and walls.

Finally off the entrance hall is a **SITTING ROOM** which has a picture window to front had a continuation of the same flooring as the entrance hall.

The first floor landing with over stairs storage cupboard, gives access to the bedroom accommodation. **BEDROOM ONE** is a large double bedroom with picture window to front enjoying far reaching views. It has a fitted range of bedroom furniture and double doors into a boiler cupboard housing a Worcester gas fired central heating boiler. The room benefits from an **EN-SUITE BATHROOM** housing a white three-piece suite including double ended bath with mixer tap/shower attachment over. Full tiling to floor and walls with large fitted mirror above the sink unit.

BEDROOM TWO is also located at the front of the property with two windows enjoying the same views as bedroom one. Loft inspection point. A previous ensuite shower room was repurposed into a walk-in wardrobe, the plumbing remains and an ensuite could be refitted should buyers wish.

BEDROOMS THREE and **FOUR** are both single bedrooms located at the rear of the property with views over the garden.

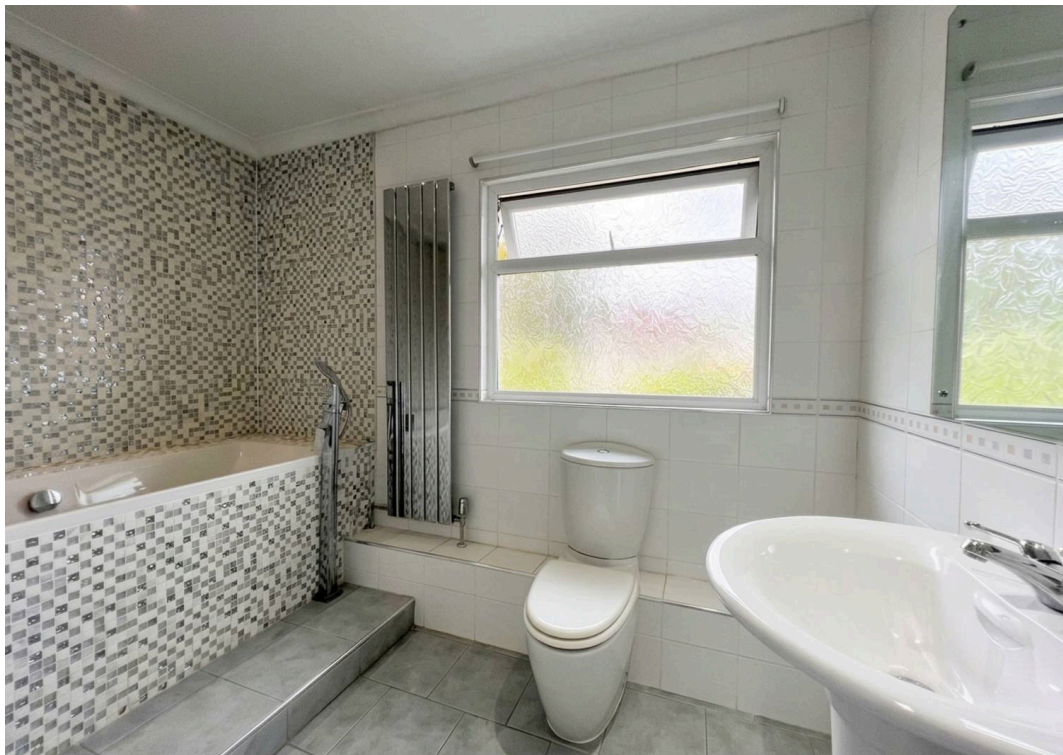
The **FAMILY SHOWER ROOM** with window to side, has a white three-piece suite including double shower enclosure with a mains powered shower fitted and a sink unit with storage below, the room has full tiling to floor and walls.

To the front of the property is a large drive offering ample parking space for many cars. An Astroturf garden is boarded by wood panel fencing and raised shrub borders.

To the side of the property is a covered passageway with lighting and water tap.

To the rear is a landscape garden which comprises: a paved patio which extends from the rear of the property up onto an Astro turf lawn bordered by ornate gravel areas and divided by a Flagstone path leading to a further paved patio and detached garden shed.





AWAITING FLOORPLANS





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