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**Gwaun Miskin House Mill Lane, Cross Inn Pontyclun**

**offers in excess of £800,000**

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## About the property

A rare to market extended and immaculately presented five bedroom family home offered for sale.

Situated on a private plot with gated access on the outskirts of Llantrisant, within close proximity to the M4 corridor, public transport links, schools and local shops.

The generous accommodation briefly comprises; entrance hall, cloakroom, kitchen/ diner and four reception rooms on the ground floor.

To the first floor there are five double bedrooms, master with access to a five piece family bathroom and two en-suite shower rooms.

To the second floor there is a spacious attic space which lends itself to further accommodation, en-suite shower room, games room and well designed storage.

To the outside the property sits on a wrap around plot which is approximately an acre. Ideal for a family seeking a smallholding or similar.

This unique yet tasteful property further benefits; impressively designed walk in wardrobe spaces in two of the bedrooms, a double garage, two 2 story garages, a home gym, sauna, tack room and parking for multiple vehicles.

Viewing is highly recommended to appreciate the space internally and externally offered.

Please call Peter Alan Talbot Green or request a viewing 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Cloakroom

Wash hand basin and w.c.

#### Kitchen/ Diner

21' 2" x 13' ( 6.45m x 3.96m )

Fitted with base and eye level units with granite work tops over and breakfast island with storage, integrated induction hob, hood, integrated double oven, integrated microwave, integrated fridge/ freezer, integrated dish washer and door to pantry storage cupboard.

#### Reception Room 1

19' 9" x 9' 8" ( 6.02m x 2.95m )

Feature fire place.

#### Reception Room 2

18' 3" x 12' 11" ( 5.56m x 3.94m )

#### Reception Room 3

20' 4" max x 12' max ( 6.20m max x 3.66m max )

Door to gym and opening to reception room 4.

#### Reception Room 4

16' 5" max x 11' 5" max ( 5.00m max x 3.48m max )

Door to;

#### Utility Room

20' 3" x 6' 3" ( 6.17m x 1.91m )

Fitted with eye and base units and work top over and boiler housed here.

#### Gym

21' 6" max x 14' max ( 6.55m max x 4.27m max )

Boiler housed, door to storage, door to sauna and door to stair case to garage.





## First Floor

### Landing

Split level.

### Master Bedroom

21' 3" max x 14' 2" max ( 6.48m max x 4.32m max )

Fitted wardrobes, double doors to access walk in wardrobe and door to family bathroom.

### Family Bathroom

A 5 piece bathroom suite comprising; Freestanding bath tub, shower unit, double sink and w.c.

### Bedroom 2

17' 1" max x 12' 3" max ( 5.21m max x 3.73m max )

Opening to storage and door to;

### En-Suite

Shower unit, wash hand basin and w.c.

### Bedroom 3

13' 9" x 11' 6" ( 4.19m x 3.51m )

Fitted wardrobes and double doors to;

### En-Suite

Shower unit, wash hand basin and w.c.



### Bedroom 4

10' 8" x 10' 7" ( 3.25m x 3.23m )

### Bedroom 5

10' 7" x 9' 1" ( 3.23m x 2.77m )

## Second Floor

### Attic Rooms

22' 9" x 13' 7" ( 6.93m x 4.14m )

\*Space added is not maximum due to layout\* Attic space offers - Store room, games room and en-suite with shower unit, wash hand basin and w.c.

### Outside

Externally the property sits on approximately 1 acre of land \*information provided by current owner\* wrap around garden space, electric gated access to parking for multiple vehicles, lawn area and access to 3 garages and outbuilding.

### Double Garage

27' 7" x 24' ( 8.41m x 7.32m )

up and over door to enter, up and over door to rear, door to side, electricity supply and door to storage.



### Garage

19' 4" x 15' 3" ( 5.89m x 4.65m )

Currently used as a gym with up and over door to enter or access from ground floor internal gym, electricity supply and door to;

### Garage

19' 4" x 14' 5" ( 5.89m x 4.39m )

Currently used as a work shop with up and over door to enter, fitted eye and base units with work top over, electricity supply, stairs to 2 rooms/ over head storage and door to;

### Outbuilding

15' 1" x 9' 3" ( 4.60m x 2.82m )

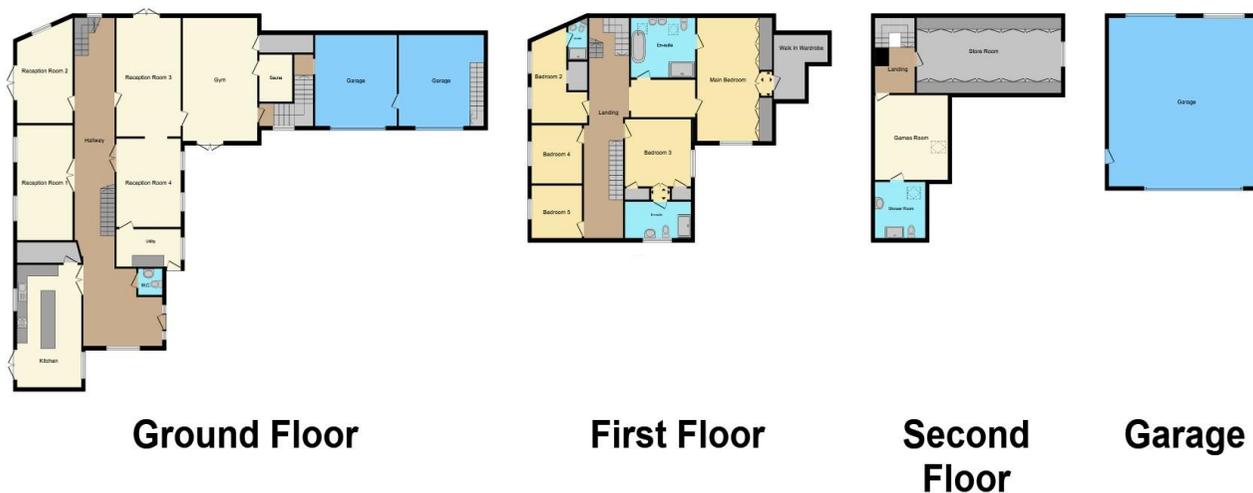
Currently used as a tack/ utility space with door to enter, electricity supply, utility space with fitted units, sink and w.c.





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Total floor area 552.1 m<sup>2</sup> (5,943 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Information

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