



DYLAN DAVIES
Estate & Letting Agents



Manor Hill, Miskin, Pontyclun. CF72 8JP

****WELCOME TO THE EPITOME OF MODERN LIVING!**** FOUR BEDROOMS, STUNNING OPEN PLAN KITCHEN/LIVING DINING, EN-SUITE, WALK-IN WARDROBE, COVERED SUN TERRACE & GARAGE**

Dylan Davies of Pontyclun are delighted to offer for sale this gorgeous detached residence in Miskin. A must see home! ****NOT TO BE MISSED****



£550,000 Freehold

PROPERTY DESCRIPTION

****A MAGNIFICENT FAMILY HOME OFFERING SUPERB OPEN LIVING/DINING AT IT'S VERY BEST****

****A CONTEMPORARY DESIGNED HOME with THREE FIRST FLOOR BEDROOMS & ONE GROUND FLOOR BEDROOM, EN-SUITE to MASTER plus WALK-IN WARDROBE & DRESSING ROOM****

Welcome to the epitome of modern living!

DYLAN DAVIES of PONTYCLUN are delighted to offer for sale this gorgeous family home located in MISKIN. Discover the perfect blend of luxury and contemporary design in this extended bungalow, meticulously crafted to offer a lifestyle of unparalleled comfort and sophistication. Situated in a sought-after location within the prestigious y Pant School catchment, this magnificent family home is a sanctuary of style and elegance.

FEATURES

- MODERN & CONTEMPORARY DESIGN
- OPEN PLAN LIVING AREAS
- THREE / FOUR BEDROOMS
- WALK-IN WARDROBE / DRESSING ROOM
- UTILITY ROOM
- GALLERY LANDING with PICTURE WINDOW
- COVERED GARDEN TERRACE & CHIMINEA
- GARAGE & DOUBLE DRIVEWAY
- EN-SUITE to MASTER



ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

4' 4" x 9' 7" (1.32m x 2.92m)

Cloakroom / Downstairs WC

5' 9" x 3' 1" (1.75m x 0.94m)

Guest Bedroom / Study

10' 7" x 12' 6" (3.23m x 3.81m)

Former En-Suite / Utility Space

10' 7" x 4' 7" (3.23m x 1.40m)

Living, Dining & Kitchen

28' 4" x 28' 6" (8.64m x 8.69m)

Utility Room

6' 2" x 6' 0" (1.88m x 1.83m)

FIRST FLOOR

Gallery Landing Area

14' 11" x 9' 2" (4.55m x 2.79m)

Master/Principal Bedroom

20' 8" x 11' 9" (6.30m x 3.58m)

Dressing Rm / Walk-In Wardrobe

9' 10" x 11' 10" (3.00m x 3.61m)

En-Suite to Master

9' 8" x 5' 2" (2.95m x 1.57m)

Bedroom Two

9' 9" x 13' 4" (2.97m x 4.06m)

Bedroom Three

8' 7" x 9' 5" (2.62m x 2.87m)

Family Bathroom

9' 8" x 7' 6" (2.95m x 2.29m)

FRONT GARDEN & DRIVEWAY

GARAGE

12' 11" x 16' 2" (3.94m x 4.93m)

REAR GARDEN

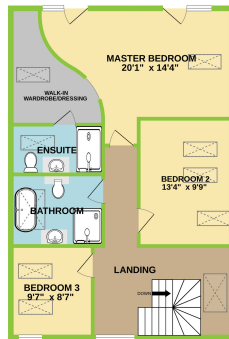
REAR GARDEN

FLOORPLAN & EPC

GROUND FLOOR
1164 sq.ft. approx.



1ST FLOOR
796 sq.ft. approx.



GROUND FLOOR
1164 sq.ft. approx.



TOTAL FLOOR AREA: 1960 sq.ft. approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, walls, doors and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general reference only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be taken regarding their condition.

