



**DYLAN DAVIES**  
Estate & Letting Agents

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9 Cowbridge Road, Pontyclun, CF72 9EA

Heol Isaf Hendy, Miskin, Pontyclun. CF72 8QS

**£315,000**



**FOR SALE**



Dylan Davies of Pontyclun is delighted to welcome to the market this lovely three bedroom detached home situated in a highly sought-after development in Miskin neatly positioned at the end of the cul-de-sac with FANTASTIC VIEWS. The property offers modern living, spacious interiors, and excellent transport links – perfect for families or professionals seeking convenience and comfort.

**\*\* NO ONWARD CHAIN\*\***

Enter through a neutrally decorated hallway finished with laminate flooring. The hallway leads to the lounge, downstairs WC, and stairs to the first floor. The lounge is a spacious, naturally lit living area, ideal for relaxing or entertaining. The lounge provides access to the open-plan kitchen/diner.

**\*\*MASTER BEDROOM ENSUITE\*\***

Located at the rear of the property, this bright and sociable space boasts modern fixtures, integrated appliances, and slate tiled flooring. French patio doors open onto the rear garden, creating a seamless blend of indoor and outdoor living. An internal door offers access to under-stair storage.

**\*\*BUILT IN WARDROBES\*\***

To the first floor you will discover a spacious double bedroom at the front of the property with built-in wardrobes for ample storage. The room also benefits from an en-suite featuring a recently re-fitted walk-in shower with newly fitted tiles, wash hand basin, and WC. Bedroom two is another generously sized double bedroom, complete with fitted wardrobes located at the rear of the property. Finally bedroom three is a versatile single bedroom currently used as an office, which could alternatively serve as a guest bedroom or child's room.

The family bathroom is well-appointed and includes a bath with a hand-held shower, wash hand basin, and WC – serving bedrooms 2 and 3.

A generously sized, enclosed garden featuring a mix of patio, raised lawn, pathways, and a decked platform. This outdoor space is perfect for hosting gatherings, gardening, or unwinding in the sunshine. The property enjoys an elevated position with a decorative gravel frontage, mature shrubs, and a pathway to the front door.

**\*\*GARAGE\*\***

A single garage, detached from the property and located to the front of the house has an electric supply and provides driveway parking spaces in front of the garage to provide excellent convenience.

Miskin is an exceptional location with easy access to the M4 Junction 34, making it ideal for commuting. Pontyclun High Street and its train station are nearby, offering quick access to Cardiff in under 15 minutes. The village of Pontyclun provides a selection of independent cafes, shops, and essential amenities. Families will appreciate the proximity to the Welsh Medium Primary School in Miskin and the catchment area for the highly desired Y Pant Secondary School and Pontyclun Primary School.

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**Additional Information:**

FREEHOLD PROPERTY

NO ONWARD CHAIN

COUNCIL TAX BAND: D(£2114.89)

ATTIC SPACE IS BOARDED





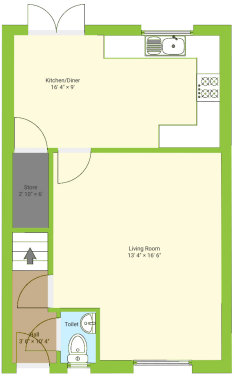






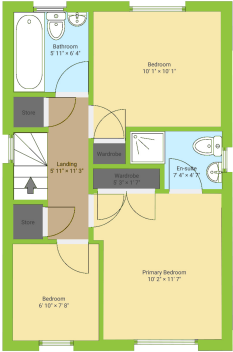
▼ Ground Floor

TOTAL AREA: 410.76 sq ft



▼ 1st Floor

TOTAL AREA: 399.57 sq ft



This floorplan is for illustrative purposes only, whilst every effort has been made to be as accurate as possible there may be minor discrepancies.

