



herbert r thomas

8 Tudor Mews
Miskin, Rhondda Cynon
Taff, CF72 8SL

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8 Tudor Mews

Asking price **£279,950**

A three bedroom semi-detached property offering well presented accommodation throughout, with a larger than average enclosed garden, situated in a popular and highly convenient location.

Three bedroom semi-detached family home

Highly sought after location within walking distance to Miskin village centre

Excellent commuting options, Just a short drive to Junction 34 of the M4

Well presented and proportioned accommodation throughout

Larger than average enclosed rear garden

Lounge with French doors leading through to kitchen/dining room, ground floor cloakroom

Three bedrooms and family bathroom to first floor

Off-road parking on private driveway

Viewings highly recommended





This three bedroom semi-detached family home is situated in a peaceful cul-de-sac on the highly regarded and sought-after Miskin Heights development. The property lies within walking distance to Miskin Village Centre and just a short drive to Junction 34 of the M4 plus shopping facilities in Talbot Green and Pontyclun.

The property offers well presented accommodation throughout which comprises:

ENTRANCE HALL, with stairs rising to the first floor. The HALLWAY has laminate wood flooring which continues into the light and airy LOUNGE, (14'6" x 9'1" widening to 12'6") This reception room has a picture window to front aspect enjoying views over the front garden and privacy from neighbours by a mature tree and manicured hedgerow.

French doors from the lounge lead into the KITCHEN/DINING ROOM, (15'7" x 10'8") which has a window and French doors, giving access and views into the rear garden.

The kitchen offers a range of base and wall mounted units with granite effect roll top work surfaces with splashback tiling over. Integrated fan assisted oven with four ring induction hob and cooker hood over. Space and plumbing for washing machine, dishwasher and fridge/freezer. The room has wood effect ceramic tile flooring. Door into useful under stairs storage cupboard. Finally on the ground floor, accessed from the hallway, is a CLOAKROOM, with window to front and housing a two piece suite.

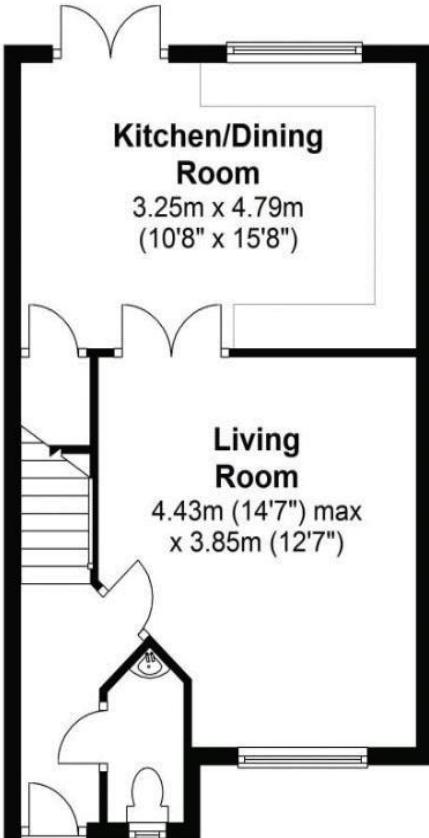
The first floor LANDING with window to side, has a loft inspection point plus airing cupboard. It gives access to the bedroom accommodation. BEDROOM ONE, (11'4" to built-in wardrobes x 9'1" widening to 9'7" max) is a generous sized double bedroom with a window to rear, enjoying views over the garden. It benefits from built-in wardrobe cupboards and has laminate wood flooring. BEDROOM TWO, (11'11" x 8' widening to 9'7" max) and BEDROOM THREE, (7'6" to built-in wardrobe, widening to

8'10" Max x 7'5") are located at the front of the property. Bedroom two is a comfortable double bedroom. Bedroom three is a single bedroom currently used as a Home Office and benefits from a built-in wardrobe cupboard. The family BATHROOM, (6'4" x 6'7") with window to rear, has a three-piece suite comprising panel bath with mains power shower and full splashback tiling above, Low-level WC and pedestal wash hand basin.

Outside to the front of the property is a lawned garden with mature tree and well maintained shrub and privet hedgerows. To the side of the property is a driveway offering parking space for two vehicles. To the rear is a larger than average enclosed garden bordered by overlap wood fencing. An ornate gravel area extends from the property onto a lawned garden with a paved patio extending along the rear boundary. The garden has an abundance of mature shrubs and trees. To the side is a detached timber frame garden shed. The rear garden benefits from outside lighting and water tap.

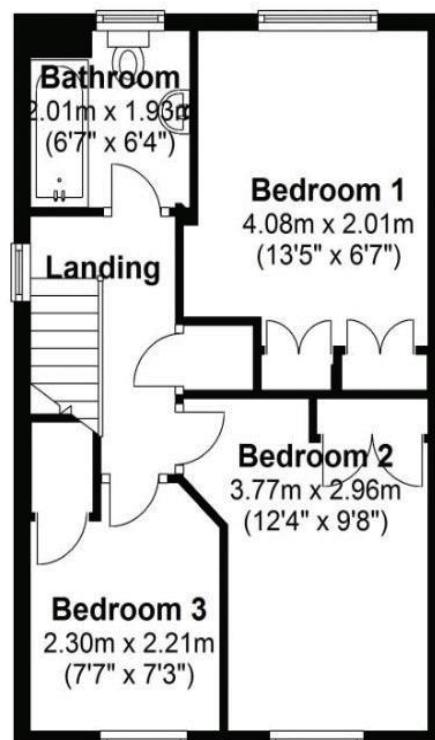
Ground Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)





Directions

From Junction 34 of the M4, travel north signposted Llantrisant. Proceed through two sets of traffic lights, then take the next left turning. Proceed to the T junction and turn right. At the roundabout take the first exit left. Proceed up the hill turning left onto Edwardian Way and immediately left into Tudor Mews. No. 8 will be found on the left hand side.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage.

Council Tax Band D

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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 **RICS**

AWAITING EPC

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