



herbert r thomas

6 Elms Park

Miskin, Pontyclun, CF72
8PU

hrt.uk.com



6 Elms Park

Asking price **£587,500**

An exceptionally presented, spacious detached family home that has been thoughtfully extended and remodelled throughout. Occupying an elevated position with scenic views, located in the ever popular Miskin Old Village within easy access of local amenities, schools and shops.

NO ONWARD CHAIN

Exceptionally presented throughout offering versatile and deceptively spacious living

Mandarin stone and Porcelonosa fitted bathrooms

Accommodation is set over two floor and comprises an entrance hall with WC just off, sociable kitchen/diner, utility room, tv room/ bed 5, home office, family room, sitting room with 4 bedrooms, en-suite and family bathroom to the first floor.

Fully landscaped front and rear gardens and a resin gravel driveway providing good parking options

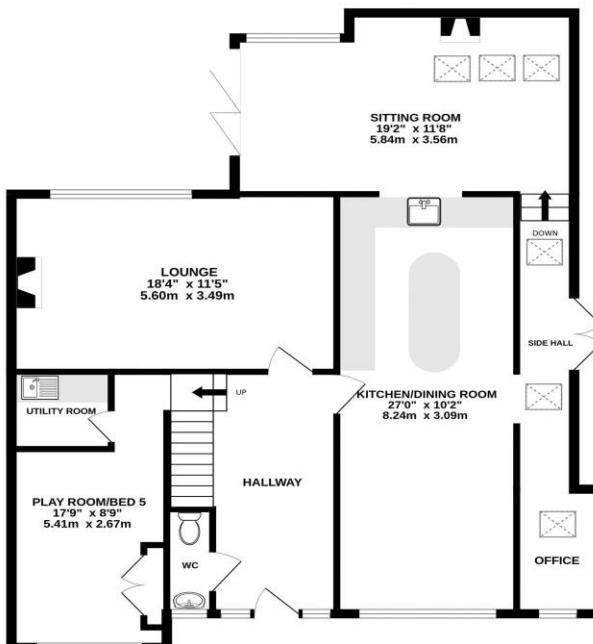
Located within Miskin Old Village in a peaceful, select Close with local shops, The Miskin Arms and schools easily accessible





Part glazed composite front door opening to ENTRANCE HALL, (15'5" x 9'2"), engineered wood floor, multiple recess LED spotlights to ceiling with spindle stairs rising to the first floor with storage under. WC, (2'7" x 6'8"), engineered wood floor, LED spotlight, low-level WC, pedestal basin with mixer tap and frosted window to the front. Open plan KITCHEN/DINING ROOM, (26'10" x 10'1"), engineered wood floor continues with multiple LED spotlights over kitchen area and a pendant light to the dining space. Modern handle less kitchen cabinets fitted with butcher block counter tops and functional central island. Appliances include fridge/freezer, oven, grill and microwave, Belfast sink with mixer tap above and wide opening overlooking the rear sitting room. The Kitchen island has multiple cupboard space and drawers with ceramic electric hob and wine cooler fitted. Wide opening from kitchen through to SIDE HALL, (16'7" x 3'), engineered wood floor, spotlights and pendant light to ceiling with multiple Velux windows and a pair of double doors to the side. HOME OFFICE, (8'4" x 4'8"), part pitched ceiling with LED spotlights and Velux fitted with an additional window taking in views of the front garden.

GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



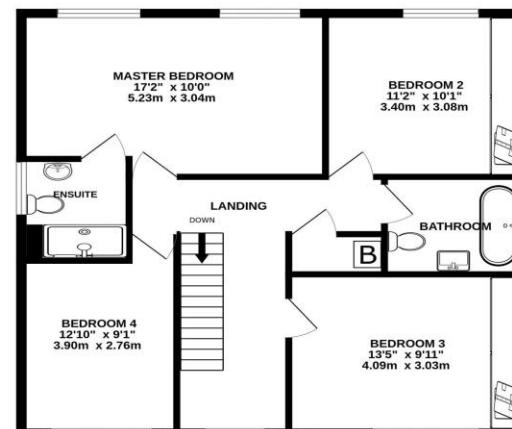
TOTAL FLOOR AREA : 1862 sq.ft. (173.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

REAR SITTING ROOM, (12'6" x 18'4"), natural stone tile floor, double height pitched ceiling, spotlights fitted, multi-fuel burner with many windows and bi-fold doors to the rear garden and direct views of the church. FAMILY ROOM, (18'4" x 11'5"), fitted carpet, central ceiling light, Down lit chimney breast and large window with elevated views to the rear garden and Miskin Old Village. TV ROOM/FLEXIBLE BEDROOM 5, engineer wood floor, pendant ceiling, double cupboard housing the utility metres and a large window to the front driveway and door through to utility room. UTILITY ROOM, (5'10" x 4'8"), LED spotlights to ceiling, wall mounted extractor fan with wall and base mounted units, laminate worktop, insert stainless steel sink and provision for plumbed white goods.

First floor, LANDING (16'7" max x 13'10" max) 't' shaped, fitted carpet, LED spotlights with additional chandelier over the stairwell, windows to the front elevation and access to the loft (with pull down ladder), and separate airing cupboard with

1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



shelving and Combi boiler within. BEDROOM 1, (10'3" x 17'3") fitted carpet, pendant ceiling lights, integrated wardrobes to remain, two windows with shutters fitted to the rear elevation. EN-SUITE SHOWER ROOM (6' 6" x 6'1") Porcelanosa suite comprising a modern walk in double shower (mains fed) with WC and separate pedestal hand basin to the side, frosted window over, LED spotlights and extractor to ceiling. BEDROOM 2, (10'1" x 11'8"), fitted carpet, pendant ceiling light, a run of built-in wardrobes with sliding doors and shuttered windows to the rear. BEDROOM 3, (11'5" x 9'11"), fitted carpet, pendant ceiling light, integrated wardrobes and shuttered windows to the front. BEDROOM 4, (12'9" max x 9'), fully carpeted, pendant ceiling light with shuttered windows overlooking the front. Fully tiled FAMILY BATHROOM with tiling sourced from Mandarin Stone, (8'3" x 6'2"), comprising a freestanding double ended bath, floor mounted Matt black tap with shower attachment, wall hung sink with mixer tap over and vanity storage under, low-level WC to the side with tiled downlit alcove above, vertically hung radiator to the side, LED spotlights, and a fan to the ceiling with high level frosted window over bath.

A resin gravel double driveway provide good off road parking options with an easy to maintain planted garden with laid pebble gravel and sleeper borders. The rear garden has been extensively landscaped and offers a composite decked top terrace measuring 14'1" x 18'1" with horizontal fencing, sensored up and down lights with glass and brushed stainless steel balustrades enjoying scenic views over to the local church.

Steps leading down to the lower garden with laid lawn, stocked planted beds, natural stone paved seating area with shed (to remain) and access to the home gym. HOME GYM, a solid timber cabin measuring (9'6" x 9'6"), power and lighting, fitted with two high-level windows to the side and glazed double doors to the front with a small canopy and inset LED spots over.





Directions

From J34 of the M4 travel along the dual carriageway towards Llantrisant, passing through the first set of traffic lights. At the next set of traffic lights turn left (signposted Miskin), at the roundabout take the first exit onto 'School Road' and next left then second right onto 'Elms Park' where No.6 will be the third house on your right.

Tenure

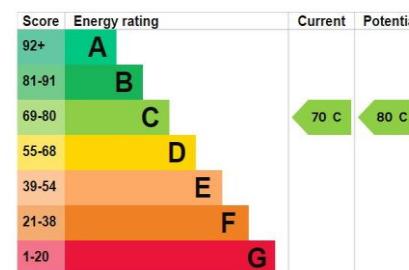
Freehold

Services

Mains water, electric, gas and drainage

Council Tax Band F

EPC Rating C



Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926

 **RICS**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

