



# hrt

herbert r thomas

Ebbisham House

Mill Race

Miskin, Pontyclun, CF72 8JJ

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# Ebbisham House Mill Race

Asking price **£550,000**

Substantial six bedroom house in need of modernisation but with huge potential, located in a highly sought after location in the Old Village of Miskin.

Substantial detached family house in need of modernisation

In an exclusive, semi rural cul-de-sac location

Accommodation extending to

Includes split level hallway and ground floor bathroom, large living room and separate dining room, kitchen breakfast room and utility room

To the first floor, five bedrooms, family bathroom and en-suite bathroom

First floor sitting room/ bedroom 6

Staircase to top floor hobby room

Lawned front garden with paved garden areas to side and rear

Attractive and mature parkland area opposite included in the sale





Substantial six bedroom house in need of considerable modernisation but with huge potential, located in a highly sought after location in the Old Village of Miskin.

Upvc double glazed sliding door to entrance porch with quarry tiled floor, glazed internal door and side screens to split level HALLWAY, open tread staircase to first floor, door to ground floor BATH/ SHOWER ROOM modern, white wash hand basin with vanity cupboard and low level WC, shower cubicle with mains shower attachment, glazed entry door and large jacuzzi spa bath, tiled walls and frosted double glazed windows. Huge LIVING ROOM, sliding double glazed patio doors to side and rear garden areas and sliding door to DINING ROOM, double glazed window and shutter to rear, serving hatch to kitchen, glass cabinet backed by a feature glass block wall to hallway. KITCHEN BREAKFAST ROOM, range of fitted base and wall cupboards, worktops with double bowl sink and

drainer, matching island unit with ceramic hob, built-in oven, terrazzo tiled floor and door to UTILITY ROOM, roll top work surface and fitted wall shelving, space and plumbing for washing machine and dishwasher, white Belfast style sink, door to side and connecting door to large integral garage.

Galleried first floor LANDING, large shelved linen cupboard, picture window to front elevation and doors to PRINCIPLE BEDROOM with mirrored door wardrobes, double glazed window to rear, dressing table and pocket door to EN-SUITE BATHROOM, double ended bath, pedestal basin, low level WC, bidet and shower cubicle. Double BEDROOM TWO, built-in wardrobes, dressing table and inset sink, window to side elevation. Double BEDROOM THREE, built-in wardrobes concealing wash hand basin set in a white melamine work top with double glazed window to rear garden. BEDROOM FOUR, fitted wardrobes and double glazed window to side elevation overlooking parkland ground opposite and river

beyond. Double BEDROOM FIVE, built-in wardrobes, dressing table and wall shelving with aspect to front garden. First floor SITTING ROOM/ BEDROOM SIX, large room with double glazed window to front elevation. Door to DARK/STORE ROOM. BATHROOM, sage colour suite including panelled bath, pedestal basin, low level WC and bidet, glazed shower enclosure.

Staircase rises from LANDING to the top floor. Door to HOBBY ROOM, timber panelled ceiling, double glazed window and door to balcony area enclosed by wrought iron railing. Door useful attic storage space.

Driveway provides parking and access to very large, integral DOUBLE GARAGE with up and over door, modern wall-mounted Ideal mains gas combination boiler.

Lawned front garden and shrubbery enclosed by mixed hedging, gated side path to paved rear garden area which also extends to the side of the property with further paved sitting space and shrubbery. The area of parkland immediately opposite the property which is lawned with mature trees, spring flowers and sitting area is included in the sale.





## Directions

From Junction of the M4 travel in a northerly direction towards Talbot Green. At the second set of traffic lights turn left on reaching a round-a-bout take the first exit towards Miskin Village bear left adjacent to the Miskin Arms, go down the hill and turn right into "Mill Race" where you will find Ebbisham House indicated by our 'For Sale' board on your right.

What3words: solar.mailings.spans

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity

Council Tax Band G

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

