

9 Delfryn,

Miskin, Pontyclun, CF72 8SS



Estate Agents and
Chartered Surveyors

Asking Price Of

£425,000



Detached Property

4

2

3

3

Property Description

**** FOUR BEDROOM DETACHED ** QUIET CUL-DE-SAC **** A spacious and well presented four bedroom detached family house in the sought after area of Miskin, being close to transport links and local amenities. Entrance hallway, cloakroom, bay fronted lounge, dining room with french doors to the conservatory, neat fitted kitchen and breakfast room with integrated appliances and separate utility room. To the first floor are four bedrooms all with wardrobes, principal ensuite shower room and a separate family bathroom. Gas central heating, double glazing. Lawned garden and paved patio, driveway with parking for two cars to front and garage. EPC Rating: C.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,398 sq.ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

Situated in a quiet cul-de-sac in Miskin with easy access to Llantrisant, providing out of town shopping. The property is also within easy access to Junction 34 of the M4 motorway. Highly regarded schools nearby.

ENTRANCE HALLWAY

Approached via a panelled entrance door with double glazed obscure glass windows to upper part leading to the spacious entrance hallway, staircase to first floor, low level under stairs storage cupboard, laminate flooring and radiator.

CLOAKROOM

Comprising low level wc, wash hand basin, laminate flooring, radiator and obscure glass window to front.

LOUNGE

16' 0" x 10' 11" (into bay) (4.89m x 3.35m)
A spacious bay fronted principal reception, laminate flooring, radiator and double opening doors to the dining room.

DINING ROOM

10' 5" x 9' 5" (3.19m x 2.88m)
With double opening french doors to the conservatory, laminate flooring, ample space for family dining table, radiator.

CONSERVATORY

11' 1" x 11' 1" (3.39m x 3.39m)
Upvc double glazed conservatory overlooking the rear garden, french doors to garden, laminate flooring.

KITCHEN AND DINING ROOM

11' 10" x 9' 9" (3.61m x 2.99m)
With units to two sides and worktops above, inset 1.5 bowl stainless steel sink with side drainer, inset four ring gas hob with concealed cooker hood above and oven below, integrated dishwasher with matching front, integrated fridge freezer, fold away breakfast bar, wall tiling to worktop areas, recessed spotlights, window to rear, laminate flooring, radiator and archway leading to utility room.

UTILITY ROOM

9' 10" x 5' 4" (3.01m x 1.64m)
With units and worktop to one side, inset stainless steel sink with side drainer, plumbing for washing machine, space for tumble dryer, tiled splash back, matching range of eye level wall cupboards, wall mounted Glow Worm gas central heating boiler, laminate flooring and door to rear garden.

9 Delfryn,

Miskin, Pontyclun, CF72 8SS

FIRST FLOOR

LANDING

Approached via an easy rising single flight staircase leading to the central landing area, access to roof space, access to airing cupboard.

BEDROOM ONE

15' 3" x 13' 1" (max) (4.65m x 3.99m)

Aspect to front. An excellent sized principal bedroom with built out wardrobes to one side, radiator and door to ensuite.

ENSUITE SHOWER ROOM

Comprising low level wc, wash hand basin, shower cubicle, wall tiling to splash back areas, obscure glass window to front and radiator.

BEDROOM TWO

12' 3" x 8' 3" (3.75m x 2.54m)

Overlooking the entrance approach, a second double bedroom, built out wardrobes to one side and radiator.

BEDROOM THREE

11' 8" x 7' 4" (3.58m x 2.24m)

Overlooking the rear garden, a third double bedroom, built in wardrobe and radiator.

BEDROOM FOUR

9' 9" x 8' 6" (2.98m x 2.61m)

Aspect to rear, a good sized fourth bedroom, built in wardrobe and radiator.

FAMILY BATHROOM

7' 5" x 5' 6" (2.27m x 1.69m)

Comprising low level wc, wash hand basin, panelled bath with shower mixer tap, additional triton shower above, wall tiling to splash back areas, obscure glass window to rear, electric shaver point, recessed spotlights, extractor fan and radiator.

OUTSIDE

REAR GARDEN

Area of lawn with bed of plants and shrubs, steps leading to rear paved patio area with feature pergola, conifer hedgerow to rear boundary, side access, outside tap.

FRONT GARAGE

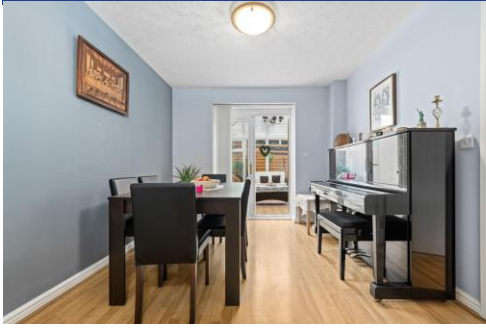
Area of lawn with inset maturing tree, palm tree and conifer hedgerow, wide driveway with parking for two cars.

GARAGE

17' 0" x 7' 8" (5.20m x 2.35m)

With up and over access door, power and lighting.

9 Delfryn,
Miskin, Pontyclun, CF72 8SS

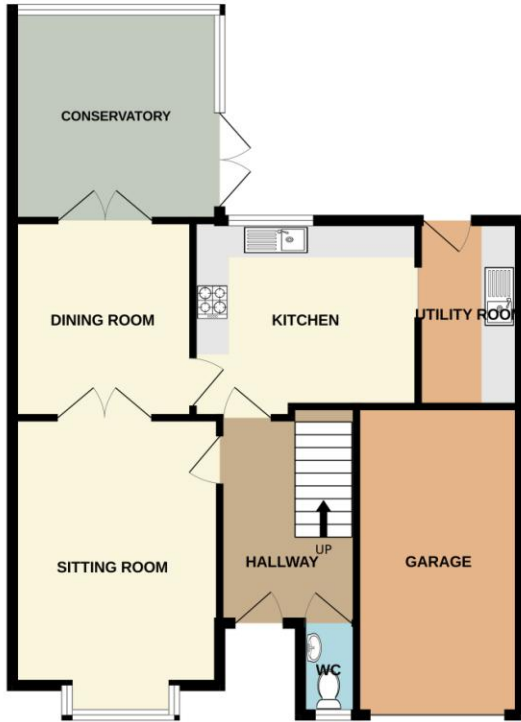


9 Delfryn,
Miskin, Pontyclun, CF72 8SS



9 Delfryn, Miskin, Pontyclun, CF72 8SS

GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.