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Sherwood

Miskin Road, Miskin, Pontyclun

£499,950

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Sherwood is a traditional detached family home offering three to four bedrooms, generous living space and a superb mature plot in the heart of old Miskin. With extensive parking, a detached garage and large gardens, the property provides excellent potential to extend or improve, and is ideally placed within walking distance of Pontyclun's shops, schools and mainline railway station.

Council Tax band: F

Tenure: Freehold

From our Cowbridge office, head east on the A48 towards Miskin and Pontyclun. Continue along the A48 until you reach the approach for Pontyclun. Follow signs into the village and proceed towards the mini roundabout. On reaching the mini roundabout, bear left (you will see our *For Sale* board) and then take the next left up the private driveway leading directly to Sherwood.

What3words: refills.daisy.thud



Sherwood is a traditional detached family home offering three to four bedrooms, generous living space and a superb mature plot in excess of 0.25 of an acre, in the heart of old Miskin. With extensive parking, a detached garage and large gardens, the property provides excellent potential to extend or improve, and is ideally placed within walking distance of Pontyclun's shops, schools and mainline railway station.

UPVC double glazed entrance door to porchway with stained glass, double glazed window and ceramic tiling to lower walls, small-pane glazed internal door to hallway, a central hallway with half-turn spindle staircase to first floor, useful understairs cupboard and doors to a well-proportioned living room with double glazed window to front elevation, gas fire with carved marble surround and hearth, high coved ceiling, double glazed door flanked by windows to a small sun lounge, double glazed windows and door to substantial rear garden with glazed pitched roof over.

Front sitting room, wide UPVC double glazed bay window to front elevation, gas fire with marble inset and decorative carved surround. Rear kitchen/breakfast room, range of shaker-style white base and wall cupboards, integrated double oven, gas hob, extractor, space for fridge/freezer, space for breakfast table, ceramic tiled floor and lower walls, double glazed window. Door to traditional shelved pantry, small-pane door to utility room, frosted double glazed window and door to rear, fitted base cupboards, roll-top work surface and one-and-a-half bowl sink and drainer, space and plumbing for washing machine. Door to dining room/bedroom four with double glazed windows to front and side elevations, timber laminate floor and deep boiler cupboard with Worcester mains gas wall-mounted combination boiler.

Central landing with windows to front and rear elevations, louvred-doored linen cupboard, loft hatch, and doors to principal bedroom with wide UPVC double glazed window with views to front garden, woodland and countryside opposite, excellent bank of fitted wardrobes. Bedroom two, a further large double room, originally two bedrooms and still retaining two entrance doors, double glazed windows to front and rear elevations. Bedroom three, a smaller double room with aspect to rear garden. Shower room, white suite including wash hand basin with chrome stand, low-level WC and shower, fully tiled and glazed shower enclosure, ceramic tiled floor and part-tiled walls, frosted double glazed window.

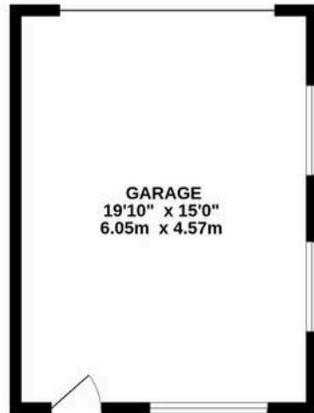
Sherwood occupies a prominent, slightly elevated position in the very popular village of Miskin. There are extensive front lawned gardens with mature shaped shrubbery. A tarmac drive extends to the front and side of the property, where there is room to park several cars. Side path and wrought-iron gate to the rear of the house, where there is a tool store, and outside WC, with steps up to the main rear garden area. This combines two large lawns with mature shrubbery and specimen trees. At the top of the garden is an attractive timber-clad summer house with double glazed entry doors. Access off a shared private driveway to the rear (off Manor Hill) leads to a detached garage with electric up-and-over door, power, light, with windows and pedestrian door leading into the rear garden.



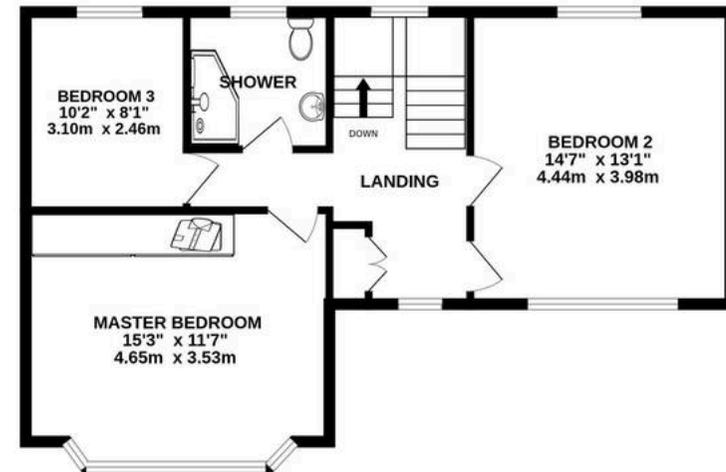
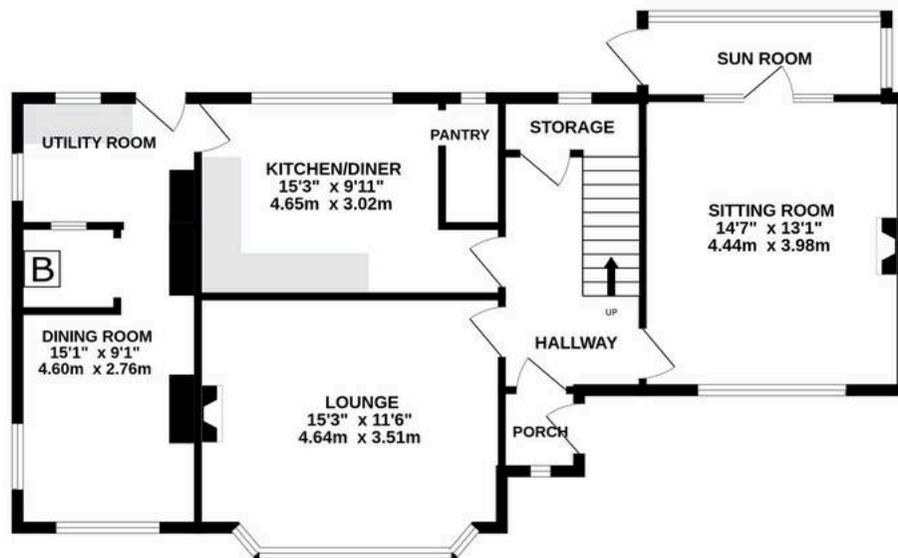
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GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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.
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