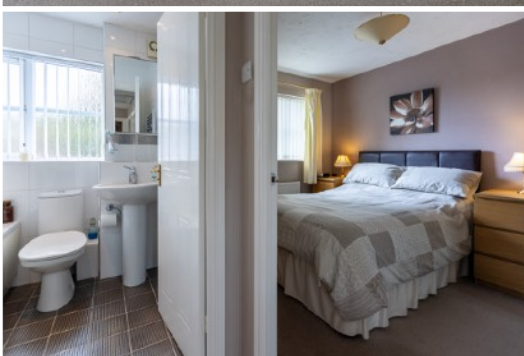
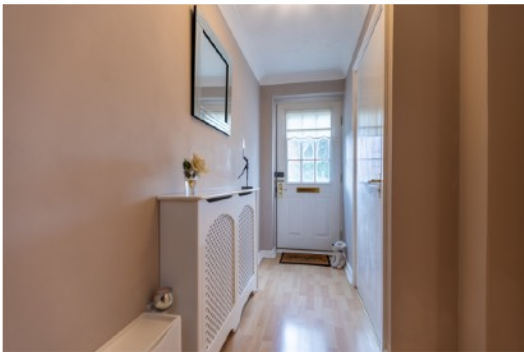




Three Bedroom Detached Family Home
Newmill Gardens, Miskin, Pontyclun, CF72 8RX
Offers in the region of £340,000

Newmill Gardens, Miskin, CF72 8RX



Beautifully presented throughout | Prime Miskin location | Quiet cul-de-sac setting |
Modern kitchen/diner with French doors | Three well-proportioned bedrooms |
Low-maintenance two-tier garden | Spacious lounge with feature fireplace |
Garage & off-road parking | Excellent school catchment | Superb transport links.

MOVE2HERE are proud to bring to market this BEAUTIFULLY PRESENTED modern three bedroom home in the semi-rural Village of Miskin. Featuring a stylish kitchen/diner, spacious lounge, low-maintenance two-tier garden, garage, parking, and excellent school links — all set in a quiet cul-de-sac with superb access to the M4 and local amenities.

THIS IMMACULATELY PRESENTED modern three bedroom detached home with ample living space, is ideally located in a quiet cul-de-sac. The property comprises of a lounge, modern kitchen/dining room with patio doors leading to the rear garden, and cloakroom to the ground floor. The first floor comprises three bedrooms and a family bathroom. The property further boasts gas central heating and double glazing throughout.

The property also benefits from being within an excellent school catchment area. Viewing highly recommended.

Set within the highly sought-after and family-friendly community of Miskin, this beautifully presented three-bedroom detached home enjoys a prime plot in the popular Newmill Gardens development, within walking distance of the heart of the historic Miskin Village. From the moment you pull up, the home's beautifully presented frontage and welcoming feel set the tone for relaxed, modern family living.

The frontage has been thoughtfully landscaped to create a polished first impression, featuring decorative stonework, mature planting, and a clean, contemporary look. A side gate leads to the private rear garden, a low-maintenance two tiered outdoor space has been designed for year-round enjoyment, with a blend of patio, decorative stone, and a raised deck ideal for entertaining, summer BBQ's, or simply unwinding in the sun with a cold drink.

Inside, the home is tastefully styled in neutral tones, offering a calm and inviting atmosphere throughout. The ground floor features a spacious lounge and a good sized kitchen/diner with French doors that open directly onto the garden, creating a seamless indoor-outdoor feel. A convenient ground-floor WC completes the ground floor.

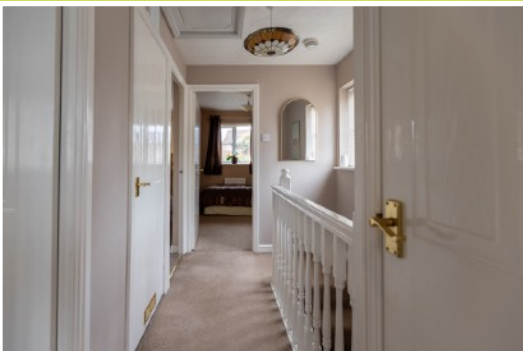
Upstairs, you will find three well-proportioned bedrooms providing comfortable accommodation for families, guests, or home working. The generous primary bedroom includes built-in storage, and the modern family bathroom serves all rooms.

Further benefits include off-road parking, a detached garage, and a peaceful cul-de-sac position within a well-regarded residential area. With excellent access to local amenities, respected local schools, and Junction 34 of the M4, this home is perfectly placed for both family life and commuting.

This stylish, well-maintained home in a prime location, is ready to move into and enjoy.



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LOCATION. Newmill Gardens offers a standout lifestyle, combining the calm, family-friendly feel of Miskin with the everyday convenience of Pontyclun and Talbot Green. It's a place where you can enjoy peaceful, well-kept neighbourhoods, excellent schools, and plenty of green space, while still benefiting from superb transport links via the M4 and Pontyclun train station for quick access to Cardiff, Bridgend, and beyond. Independent cafés, restaurants, shops, and leisure facilities are all close by, giving the area a vibrant yet relaxed village atmosphere. With its strong community spirit, great amenities, and easy commuting options, New mill Gardens delivers the perfect balance of comfort, convenience, and quality of life.

The Accommodation comprises

Entrance Hallway - Entered via a composite door with double glazed glass panel inserts, wall mounted radiator. Stairs rising to first floor and doors leading to lounge and cloakroom.

Cloakroom - Two piece white suite, with low level toilet, wash basin and a wall mounted radiator.

Living Room - Entered via a wooden door, the lounge is laid to laminate flooring with a wall mounted radiator and central gas fire place with marble surround offering ample heating on those cold winter nights, power sockets, T.V point and a UPVC double glazed window overlooking the front garden. The lounge also has a wooden door leading through into the Kitchen/Diner.

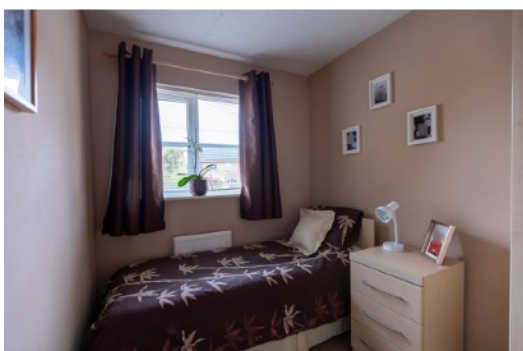
Kitchen - Entered via wooden door from the lounge, the kitchen/diner is stunningly fitted with quality wall and base units with ample storage, drawers and worktop over, double Stainless steal one and half bowl sink & drainer, integral dishwasher and fridge, tiled flooring providing the ideal environment for producing those perfect family meals. Five ring gas hob with overhead cooker hood. and double electric oven and grill. Modern under base unit lighting. The Dining Area is the perfect space for those family meals with lovely views through the patio doors over the rear garden. The uPVC double glazed patio doors leading to the rear garden, allows you to welcome the outdoors in, whilst enjoying your family meals on those warm Summer evenings. The room has laminated wooden flooring, a wall mounted radiator and many electrical sockets.

First Floor Landing. Stairs rising from the entrance hallway, fitted carpets, doors to all first floor rooms and loft hatch.

Bedroom 1 - An extremely attractive Master double bedroom, to the rear, TV point and radiator under the rear uPVC double glazed window. This bedroom provides the ideal environment to relax and provide the perfect nights sleep. With built in double wardrobe and fitted bedroom suite, including more wardrobes and chest of drawers.

Bedroom 2 - Double bedroom, window to front, with pendant lighting. With space for a fitted sliding wardrobe, (currently used as a guest bedroom).

Bedroom 3 - A single bedroom with window to rear. An ideal guest bedroom or Childs nursery.



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Family Bathroom - A well-proportioned stylish family bathroom with fully tiled walls, tiled flooring, panelled bathtub and shower over, toilet, hand wash basin, obscure uPVC double glazed window to the front, and wall mounted radiator.

Outside Front - Open plan frontage - Tarmac drive for one car leading to the garage. Decorative gravelled front garden, with potential for a second drive to the opposite side of the property, exterior light, shrubbery borders make for an attractive front aspect with well establish Bay tree. Side access to rear garden.

Rear Garden - The rear garden offers a wonderfully low-maintenance space, thoughtfully designed for both relaxation and entertaining. A blend of decorative stone and patio areas creates a stylish, easy-care setting, complemented by a handy garden storage shed. From the lower tier, gated access leads to an additional elevated garden level, where you'll find more decorative stone, a further patio area, planted borders, and a decked seating spot; the perfect place to unwind in the sunshine or enjoy outdoor gatherings with family and friends.

From the side, an wooden gate provides you with easy access to the front garden. Also with rear access to the garage, where you will find room to park a car, and the perfect spot for the waking machine and tumble dryer.

Garage - Up and over garage door with power, lighting, plumbing and rear garden access.

SCHOOL CATCHMENT English

Primary

Pontyclun Primary School

Secondary

Y Pant Comprehensive School

Welsh

Ysgol Gynradd Gymunedol Gymraeg Llantrisant

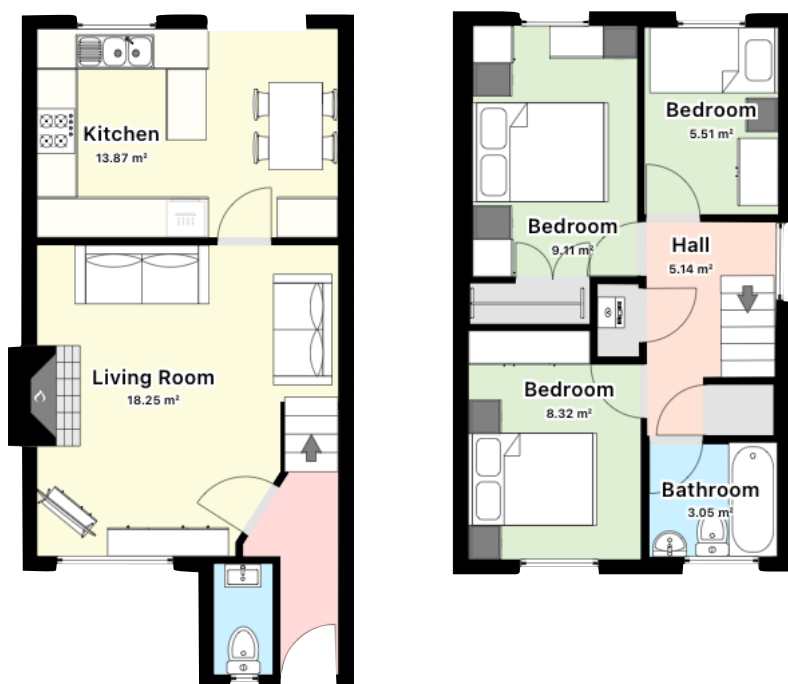
Ysgol Llanhari

Council Tax: Band D

EPC Rating: C

Viewing: Strictly by appointment only via the Appointed Agents

Floor plan



Room Dimensions - 796 sq ft 74 Sq m

Ground Floor

Hall	4'8" x 12'11" (1.41m x 3.94m) [max]
Downstairs WC	2'10" x 5'5" (0.87m x 1.64m)
Living Room	14'8" x 15'2" (4.48m x 4.63m) [max]
Kitchen/Diner	14'8" x 10'2" (4.48m x 3.10m)

First Floor

Bedroom One	8'0" x 12'3" (2.44m x 3.73m)
Bedroom Two	8'5" x 11'2" (2.56m x 3.40m) [max]
Bedroom Three	6'6" x 9'1" (1.99m x 2.77m)
Family Bathroom	6'0" x 5'6" (1.83m x 1.67m)

Move2here Limited have not tested any apparatus, equipment, fitting or service and therefore cannot confirm that they are in working order. Any perspective buyer is advised to obtain verification from their solicitor/surveyor. These particulars do not constitute any part of an offer of contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars. All negotiations are to be conducted through move2here limited. Please note that nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical or otherwise or any other fixtures not expressly included from part of the property offered for sale. In order to assist our buyers we offer a confidential independent mortgage advisor service without obligation or charge. Our mortgage specialist are available at any time see you at your convenience at your existing home.

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