

18 Llantrisant Road, Tonyrefail, RCT. CF39 8PP



PETER MORGAN

£154,950

Main Features

- Three Bedrooms
- Sitting Room (open to)
- Dining Room
- Refitted Kitchen
- Bathroom & WC with Modern Suite.
- Good Size Garage with Rear Lane Access
- Paved and Decked Sitting Area to Rear & Easy to Maintain.
- Double Glazed
- Gas Central Heating.
- Council Tax Band B EPC: D

General Information

Fully Updated Traditional Terraced Home With Fine Rear Views For Sale with Nicholas Michael. Fringes of Tonyrefail Location Convenient for Local Junior School & Local Shops. Talbot Green Retail Park, J34/M4 & Pontyclun Local Rail Station Within Comfortable Driving Distance. No Chain.

GROUND FLOOR

Entrance Hall

Laminate type floor covering, radiator, stairs to first floor with fitted carpet.

Sitting Room

11 0 x 9 4 (3.35m x 2.84m)

Laminate type floor covering, window double glazed with venetian blind, radiator, attractive molded archway leading to:

Dining Room

11 6 x 9 6 (3.50m x 2.89m)

Laminate type floor covering, radiator, window double glazed, storage cupboard under stairs, open fireplace surround & mantle with marble finish insert and hearth, two period style arched recess shelves to either side of fireplace.

Kitchen

12 0 x 8 6 (3.65m x 2.59m)

Tiled floor, generous supply of refitted light hardwood finish base and drawer units with matching wall cupboards, integrated stainless steel finish cooker with gas hob and extractor fan & canopy over, walls partly tiled to working surface area, plumbing for washing machine, window double glazed with fine views towards distant rolling hills and farmland, radiator.

FIRST FLOOR

Landing

Fitted carpet, recessed ceiling spot lighting.

Bedroom One

12 0 x 8 7 (3.65m x 2.61m)

Fitted carpet window double glazed and with views already described.

Bedroom Two

12 6 x 7 4 (3.81m x 2.23m)

Fitted carpet, radiator, double glazed

Bedroom Three

9 6 x 7 0 (2.89m x 2.13m)

Fitted carpet, radiator, double glazed.

Bathroom

Vynolay type floor covering replacement white suite comprising paneled bath with Triton electric shower, WC. pedestal wash hand basin, radiator, window double glazed, airing cupboard.

EXTERNALLY

Garage

With rear lane access and being a good size.

Garden

Small forecourt garden

The rear garden has a pave area leading to a good size decked sitting area.

Council Tax

Annually - £1534

Viewings

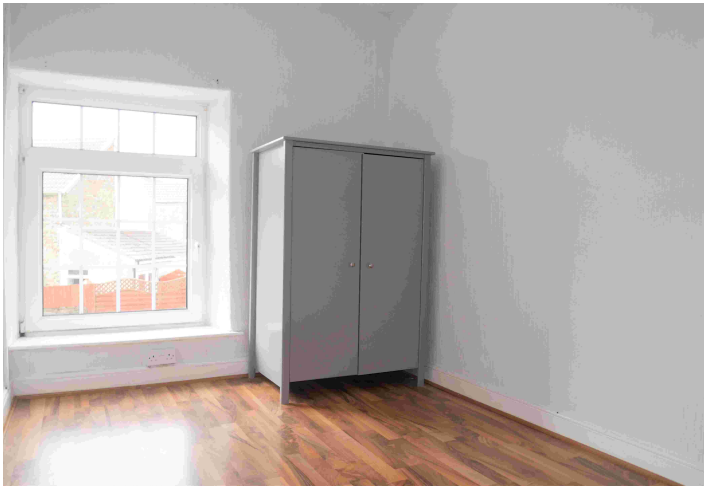
Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

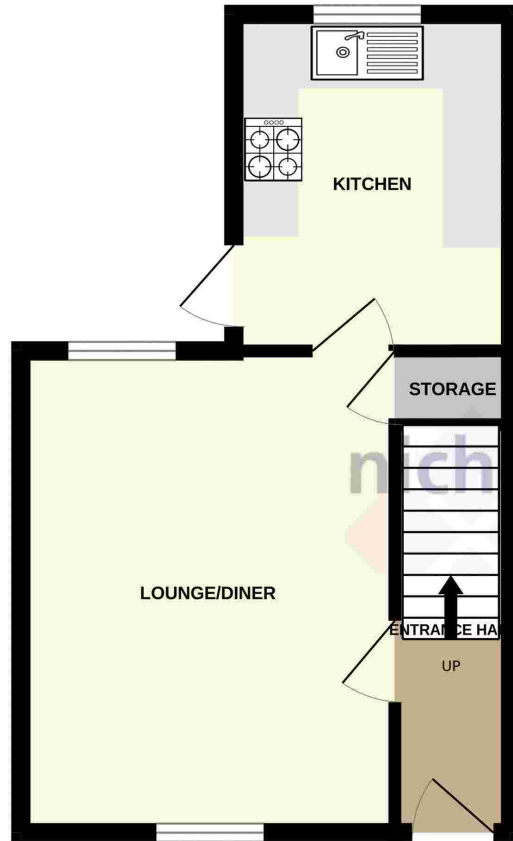
Current council tax banding B

Current heating type Gas

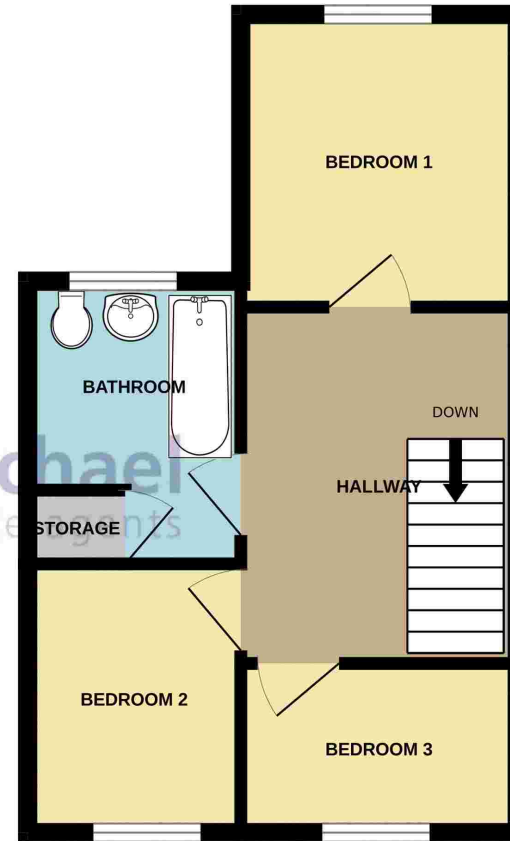
Tenure Freehold



GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.




1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



18 LLANTRISANT ROAD

TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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| Energy Efficiency Rating | | |
|----------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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PETER MORGAN

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Talbot Green Branch
Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF
talbotgreen@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

