

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



18 Highdale Close, Llantrisant, Pontyclun, RCt. CF72 8QE



**£259,995**

### Main Features

- THREE BEDROOM
- SEMI-DETACHED
- OFF-ROAD PARKING
- ENCLOSED REAR GARDEN
- CONSERVATORY
- FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- COUNCIL TAX -C
- FREEHOLD
- EPC Rating D

### General Information

Nicholas Michael Estate Agents are pleased to bring to the market this Larger than average three bedroom family home in the highly regarded area of Llantrisant. South facing rear garden, modern fitted kitchen and conservatory .This property is also close to local schools, shops and the M4.

### Accommodation

C

### Entrance Porch

### Lounge / Diner

UPVC double glazed window, fitted carpet, living flame electric fire, access to dining room, space for dining table and chairs, access to conservatory and kitchen.

### Kitchen

UPVC double glazed window, modern fitted kitchen with a range of wall and floor cupboards with contrasting wood effect work tops, integrated washing machine, dish washer and fridge freezer, stainless steel sink with drainer, fitted range cooker, black glass splash back, black stainless steel extractor fan, grey tiled splash back, modern grey tiled flooring, Worcester combi boiler, spotlights to ceiling.

### Conservatory

UPVC double glazed conservatory, tiled flooring, access to rear garden, radiator.

### FIRST FLOOR

#### Family Bathroom

UPVC double glazed window, fitted family bathroom with W.C, wash hand basin, shower over bath, tiled effect flooring.

#### Bedroom One

UPVC double glazed, newly fitted carpet, built in floor to ceiling over bed wardrobes, access to additional storage, light with fan.

#### Bedroom Two

UPVC double glazed window, fitted carpet, built in wardrobes, access to additional.

#### Bedroom 3

UPVC double glazed window, fitted carpet, access to storage.

### EXTERNALLY

#### Front

Off-Road parking, access to rear garden, area of lawn with mature shrubs and plants.

#### Rear Garden

SOUTH FACING - 2 tier enclosed rear garden, patio with area of lawn, range of mature plants and shrubs, 2 x timber garden sheds, 1 green house

#### EPC Rating

D

#### Tenure

FREEHOLD

**Viewings**

**Utilities**

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding**

C

**Current heating type**

Gas

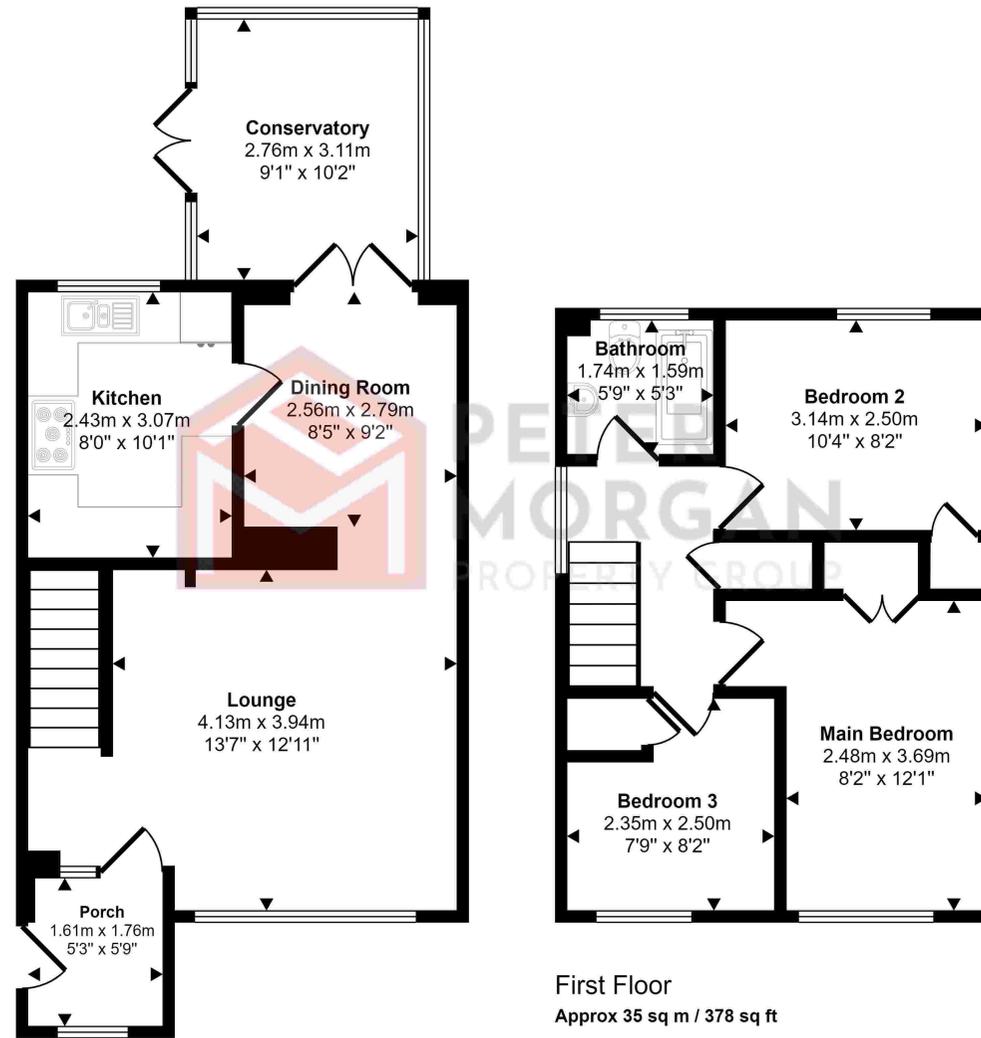
**Tenure (To be confirmed)**

Freehold





Approx Gross Internal Area  
84 sq m / 905 sq ft



Ground Floor  
Approx 49 sq m / 527 sq ft

First Floor  
Approx 35 sq m / 378 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

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