

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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37a High Street, Llantrisant, RCT. CF72 8BR



£155,000

Main Features

- Communal Entrance Hallway
- Ground Floor Flat One Bed + Sitting Room + Kitchen & Bath
- First Floor Two Bed + Sitting Room + Kitchen + Bath
- Shared Enclosed Yard & Sitting Area to Rear.
- Gas Central Heating
- Both Flats Double Glazed
- Both Flats Council Tax Band A
- Both Flats EPC Rating D

General Information

An Excellent Investment Opportunity via Nicholas Michael. Fully Renovated and Updated Traditional Terraced Type Property Located in the Heart of the Old Town. Now Divided into Two Self Contained Flats. Both Occupied on Existing Occupational Contracts & Being Sold Subject to These Remaining.

GROUND FLOOR

Entrance Hall

Double glazed Entrance door & stairs to first floor flat.

FIRST FLOOR

Flat 2

Entrance Hall. Sitting Room. Two Bedrooms. Modern Kitchen. Bathroom & WC. Double Glazed. Gas Central heating. Council Tax Band A. EPC rating D.

Viewings

Utilities

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

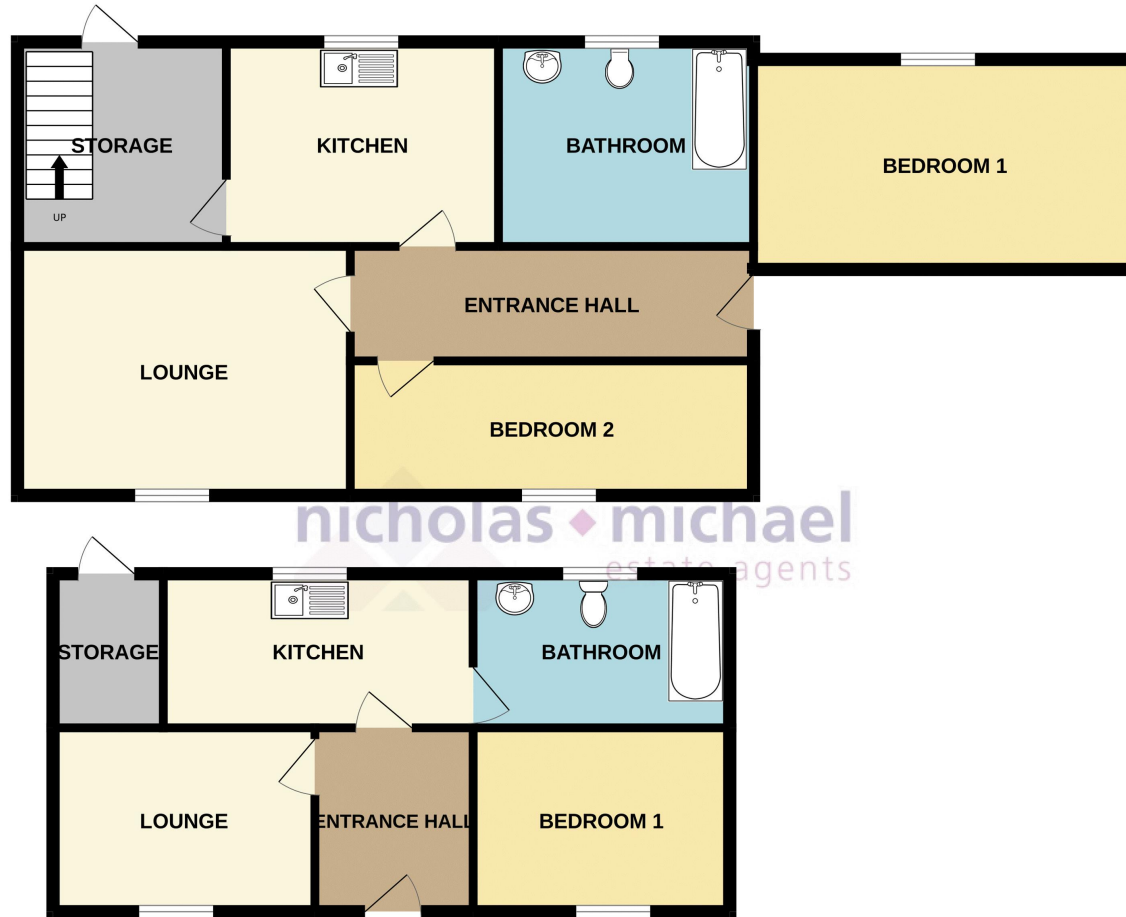
Current council tax banding A

Current heating type Gas

Tenure (To be confirmed) Freehold




GROUND FLOOR



37A HIGH STREET

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		
(69-80) C		78
(55-68) D	67	
(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.

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