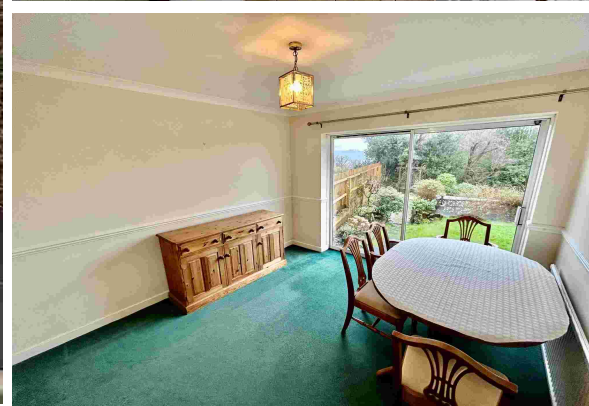
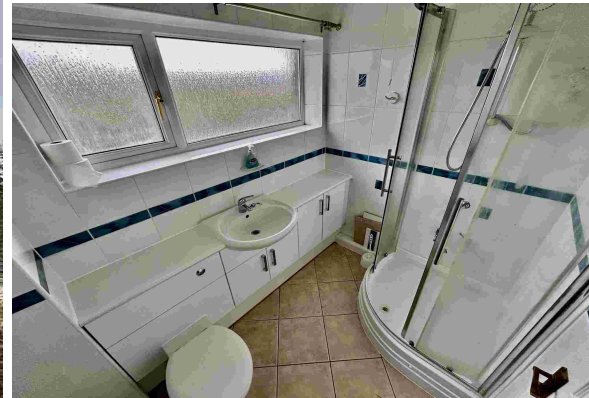
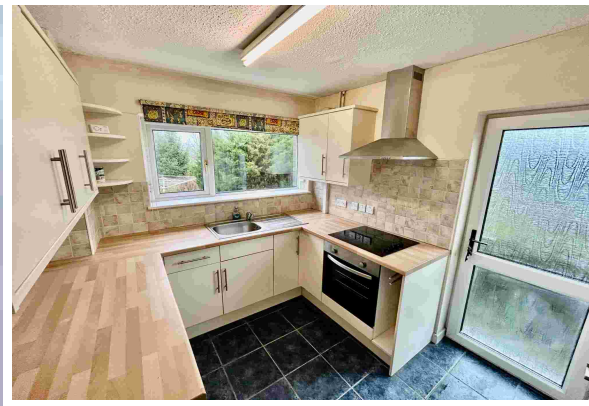


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55 Coed Yr Esgob, Llantrisant, Pontyclun, RCT. CF72 8EL



PETER MORGAN

£275,000

Main Features

- THREE BEDROOM
- SEMI-DETACHED
- FAR REACHING VIEWS
- FITTED BATHROOM
- FITTED KITCHEN
- W.C
- DETACHED GARAGE
- EPC Rating - C Council Tax Band D
- FREEHOLD

General Information

NO CHAIN. Nicholas Michael is delighted to Offer For Sale this Three bedroom semi detached family home situated on the popular development in the heart of old town Llantrisant. A few minutes walk from Llantrisant common. Easy access to M4, Junction 34 and the busy retail park in Talbot Green. ON LINE VIEWING AVAILABLE

Accommodation

Entrance Hall

Living Room

11 3 x 13 8 (3.43m x 4.16m)

UPVC double glazed window, fitted carpet, smooth finish to walls, radiator, electric points, electric fire

WC

4 3 x 3 0 (1.29m x 0.91m)

UPVC double glazed window, fitted carpet, fitted with toilet and hand basin, radiator

Kitchen

10 7 x 8 0 (3.22m x 2.44m)

UPVC double glazed window, fitted kitchen with a range of wall and floor cupboards with contrasting wood effect worktops, stainless steel sink and drainer, electric oven and hob, tiled flooring, radiator, access to pantry, dining room and rear garden

Dining Room

10 9 x 10 0 (3.27m x 3.05m)

Sliding patio doors leading to rear, fitted carpet, smooth finish to walls, radiator, electric points

FIRST FLOOR

Family Bathroom

5 5 x 6 9 (1.65m x 2.06m)

UPVC double glazed window, tiled flooring, walk in shower, toilet and hand basin, range of high gloss storage cupboards, radiator.

Bedroom One

11 6 x 11 2 (3.50m x 3.40m)

PVC double glazed window, generous sized room with fitted carpet, smooth finish to walls, built in mirror fronted wardrobes, radiator, electric points

Bedroom Two

10 9 x 11 1 (3.27m x 3.38m)

UPVC double glazed window, generous size room with fitted carpet, smooth finish to walls, radiator, electric points

Bedroom Three

8 1 x 7 4 (2.46m x 2.23m)

UPVC double glazed window, fitted carpet, smooth finish to walls, radiator, electric points

EXTERNALLY

Front Garden

Path leading to front door with areas of lawn

Rear Garden

The land immediately behind the garden is farmland adjacent to Llantrisant Common , Area is lawn, path leading to patio area, access to detached garage

Tenure

FREEHOLD

EPC Rating

C

Council Tax

D

Viewings

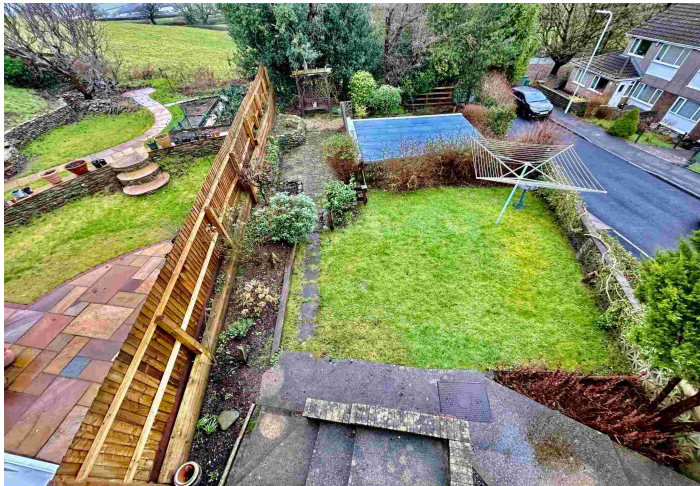
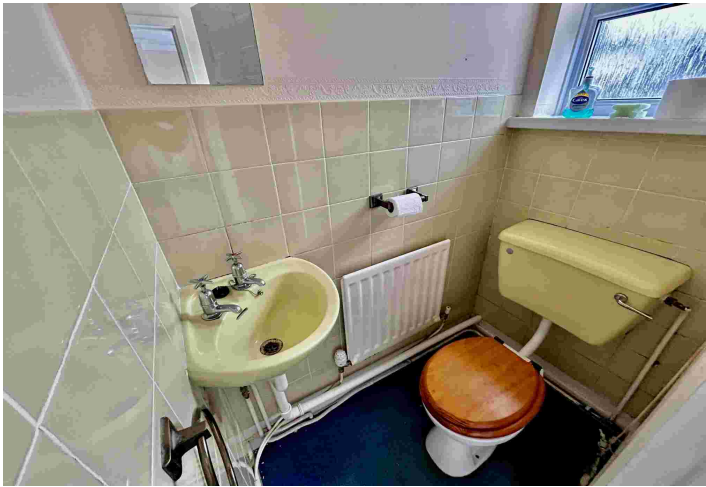
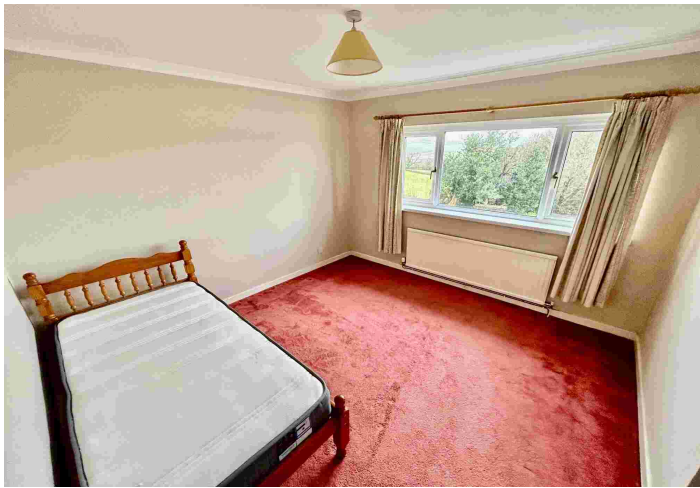
Strictly By Appointment Only

Utilities

Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Freehold



GROUND FLOOR



1ST FLOOR



55 COED YR ESGOB

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	71	
(55-68) D		
(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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