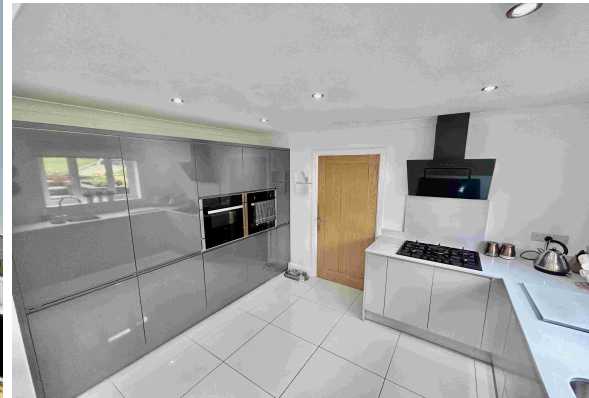
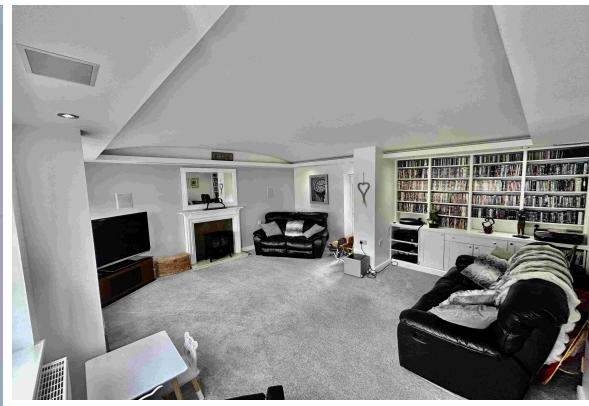


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FFORDD-Y-DOLAU

2 Ffordd Y Dolau, Llanharan, Nr Pontyclun, RCT. CF72 9FT



**£345,000**

### Main Features

- THREE BEDROOM
- DETACHED
- UPVC DOUBLE GLAZED
- COMBI BOILER
- EN-SUITE
- LOUNGE/CINEMA ROOM
- MODERN FITTED KITCHEN
- EPC - C
- COUNCIL TAX BAND - E
- FREEHOLD

### General Information

Nicholas Michael Estate Agents are pleased to market this immaculate 3 bedroom detached property in the ever desirable Ffordd Y Dolau development in Llanharan. Offering off road parking, modern fitted kitchen and W.C. Only A short drive to the M4 junctions 34 and 35. ONLINE VIEWING AVAILABLE

### Accommodation

#### Living Room

19 5 x 12 3 (5.91m x 3.73m)

UPVC double glazed bay window, wood effect flooring, smooth finish to walls and ceiling, decorative light fitting, media wall with built in electric fire place, radiator, numerous electric points.

#### Kitchen/Diner

19 8 x 10 9 (5.99m x 3.27m)

UPVC double glazed window and patio doors to rear garden, modern fitted kitchen with a range of floor and wall cupboards, tiled flooring, integrated gas hob, electric oven, fridge freezer, warming drawer, spotlights, space for a generous table and chairs, decorative light fittings. smooth finish to walls and ceiling.

### Utility Room

8 9 x 5 4 (2.66m x 1.62m)

UPVC double glazed window, tiled flooring, stainless steel sink and drainer with mixer tap, plumbing for washing machine, smooth finish to walls and ceiling, radiator, access to W.C and rear garden.

### WC

4 9 x 2 10 (1.45m x 0.86m)

UPVC double glazed window, fitted W.C with toilet and wash hand basin, tiled flooring

### Lounge

17 10 x 16 8 (5.43m x 5.08m)

Generous sized living space with UPVC double glazed windows, grey fitted carpet, decorative fire place, smooth finish to walls and ceiling, spotlights, radiators, numerous electric points, access to rear garden.

### FIRST FLOOR

#### Family Bathroom

6 5 x 6 2 (1.95m x 1.88m)

UPVC double glazed window, fitted carpet, fitted family bathroom suite with toilet, wash hand basin with mains shower over bath, neutral colour tiles, radiator.

#### Bedroom One

16 3 x 9 8 (4.95m x 2.94m)

Generous sized room with UPVC double glazed window, grey fitted carpet, smooth finish to walls and ceiling, decorative light fitting, radiator, numerous electric points, access to En-Suite.

### En Suite

6 5 x 6 2 (1.95m x 1.88m)

UPVC double glazed window, fitted En-Suite with toilet, wash hand basin with waterfall tap and walk in electric shower, white/grey tiled flooring, grey/white floor to ceiling tiles.

### Bedroom 2

15 9 x 9 3 (4.80m x 2.82m)

Generous sized room with UPVC double glazed window, grey fitted carpet, smooth finish to walls and ceiling, decorative light fitting, radiator, numerous electric points,

### Bedroom 3

11 1 x 9 0 (3.38m x 2.74m)

UPVC double glazed window, grey fitted carpet, smooth finish to walls and ceiling, decorative light fitting, radiator, numerous electric points,

### EXTERNALLY

#### Front

Off road parking, patio leading to front door with area of lawn.

### Rear Garden

Decking, area of lawn, decorative stones, access to front of property

### EPC Rating

C

### Council Tax

E

### Tenure

FREEHOLD

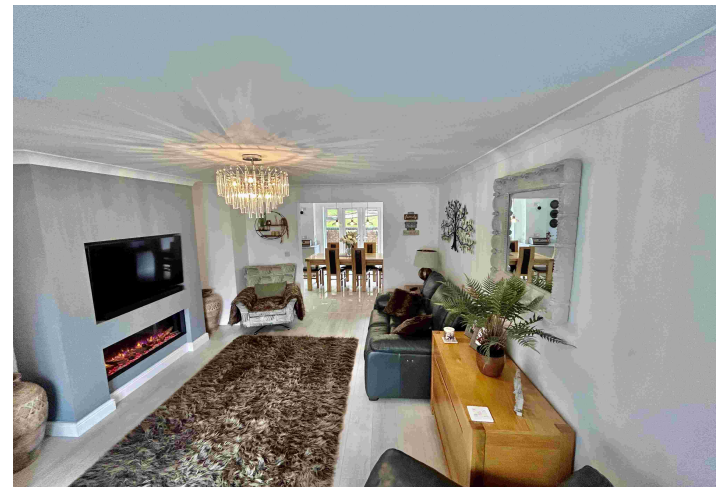
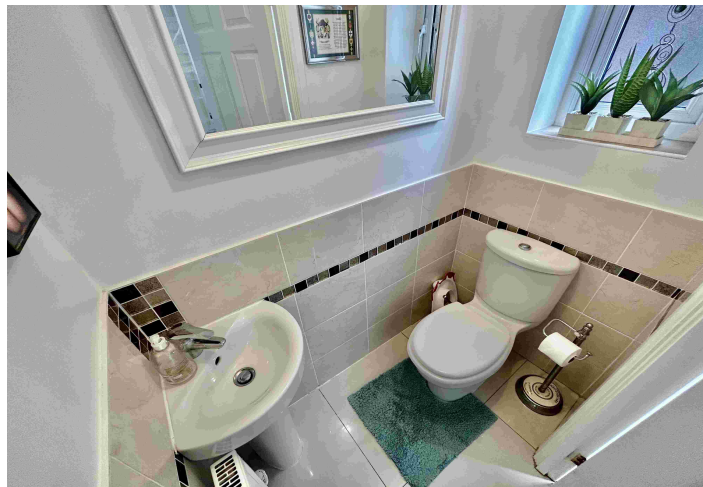
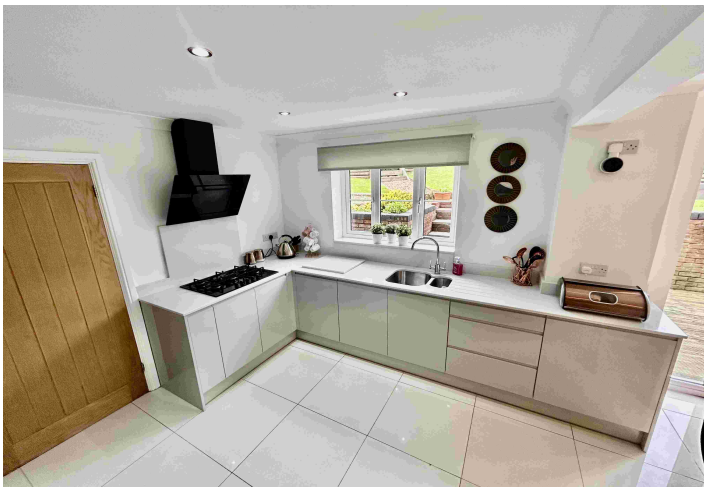
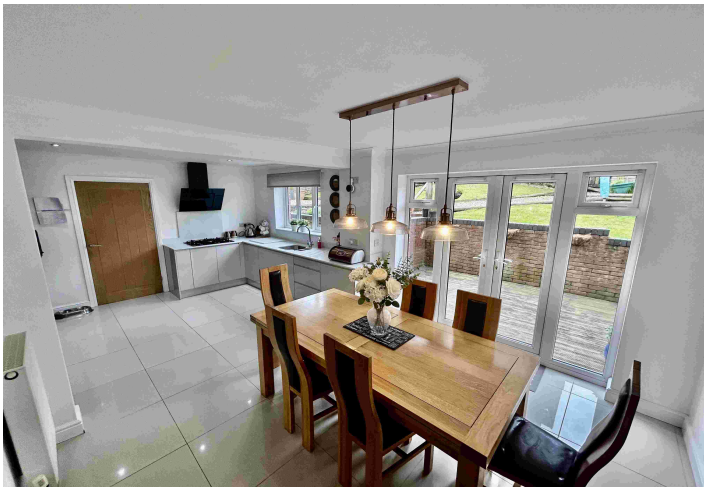
### Viewings

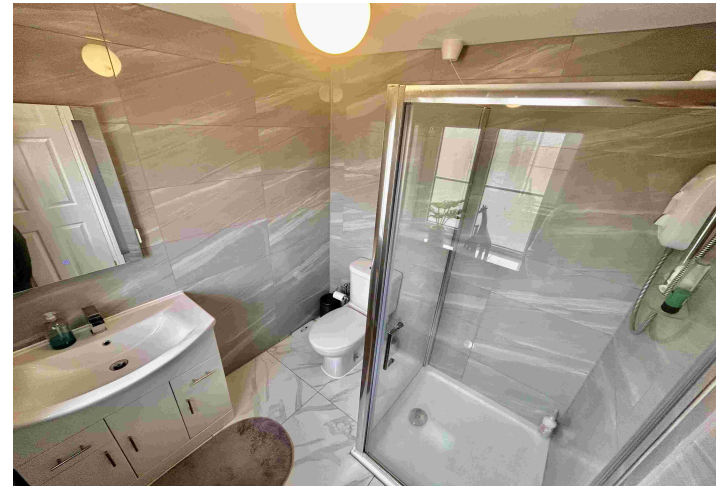
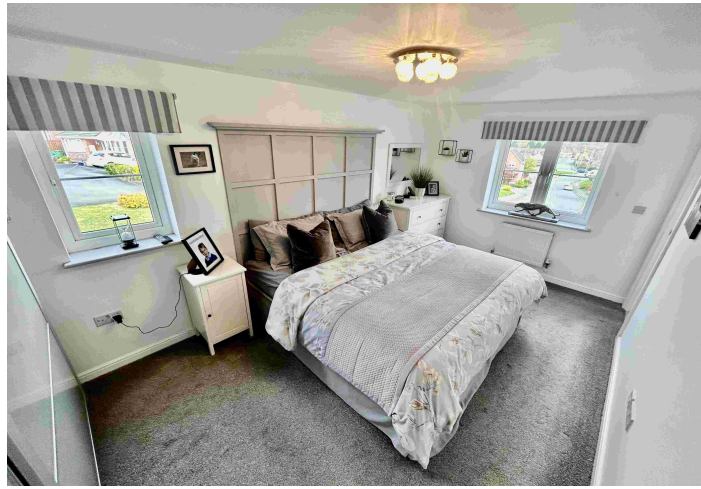
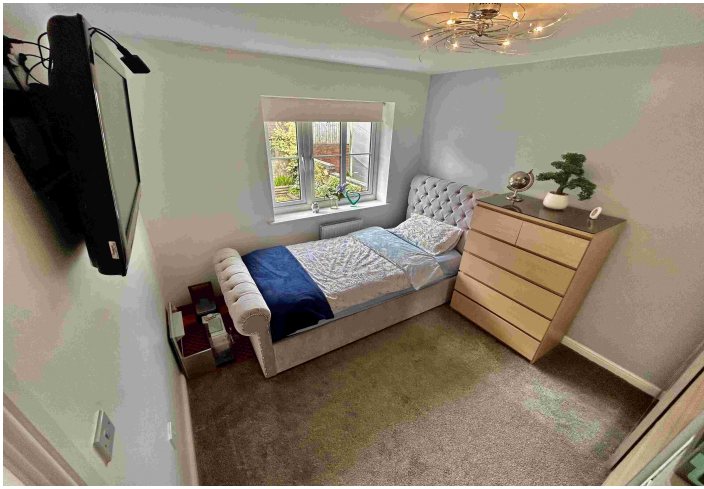
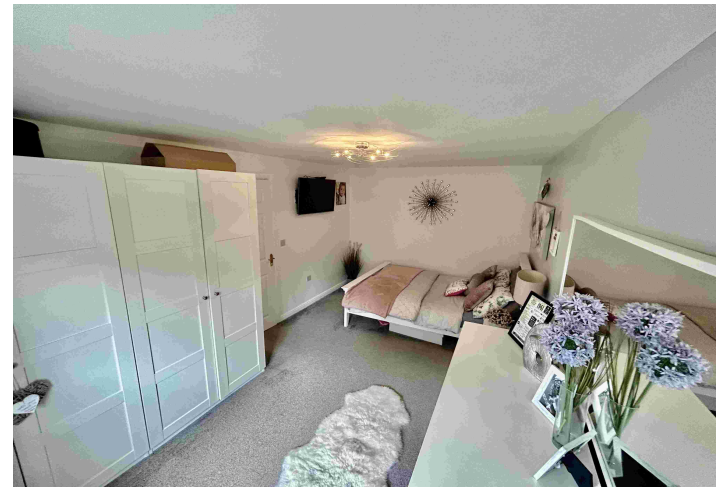
### Utilities

**Current council tax banding** E

**Current heating type** Not Specified

**Tenure (To be confirmed)** Freehold





GROUND FLOOR



1ST FLOOR



2 FFORDD Y DOLAU

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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(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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