

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**26 Birchgrove, Llanharry, Pontyclun, RCT. CF72 9HY**



**£185,000**

### Main Features

- NO CHAIN
- FOUR BEDROOM
- TERRACED
- W.C
- FITTED WET ROOM
- FRONT GARDEN
- REAR GARDEN
- EPC - C
- COUNCIL TAX - B
- FREEHOLD

### General Information

No Chain! Nicholas Michael estate agents are pleased to offer for sale this Four bedroom terraced property Convenient for local amenities, is within 5/7 minutes of Pontyclun and a little further to Junction 34 of the M4.

### Living Room

14 9 x 13 2 (4.49m x 4.01m)

UPVC double glazed window, fitted carpet, decorative light fitting, fire place, radiator, numerous electric points.

### Dining Room

8 7 x 15 8 (2.61m x 4.77m)

UPVC double glazed window, fitted carpet, decorative light fitting, radiator, numerous electric points.

### Kitchen

13 6 x 6 4 (4.11m x 1.93m)

UPVC double glazed window, wood effect flooring, stainless steel sink and drainer with mixer tap, plumbing for washing machine, floor cupboard storage with contrasting work tops.

### Family Bathroom

5 9 x 7 3 (1.75m x 2.21m)

UPVC double glazed window, generous sized wet room fitted with toilet, wash hand basin and electric shower, floor to ceiling tiles, radiator.

### Bedroom 2

11 2 x 10 2 (3.40m x 3.10m)

UPVC double glazed window, fitted carpet, decorative light fitting, radiator, numerous electric points.

### Bedroom 3

11 8 x 10 4 (3.55m x 3.15m)

UPVC double glazed window, fitted carpet, decorative light fitting, radiator, numerous electric points.

### Front

Path leading to front door, decorative stones.

### Rear Garden

Easy to maintain enclosed rear garden with patio and decorative stones.

### Tenure

FREEHOLD

### Council Tax

B

### Viewings

### Utilities

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

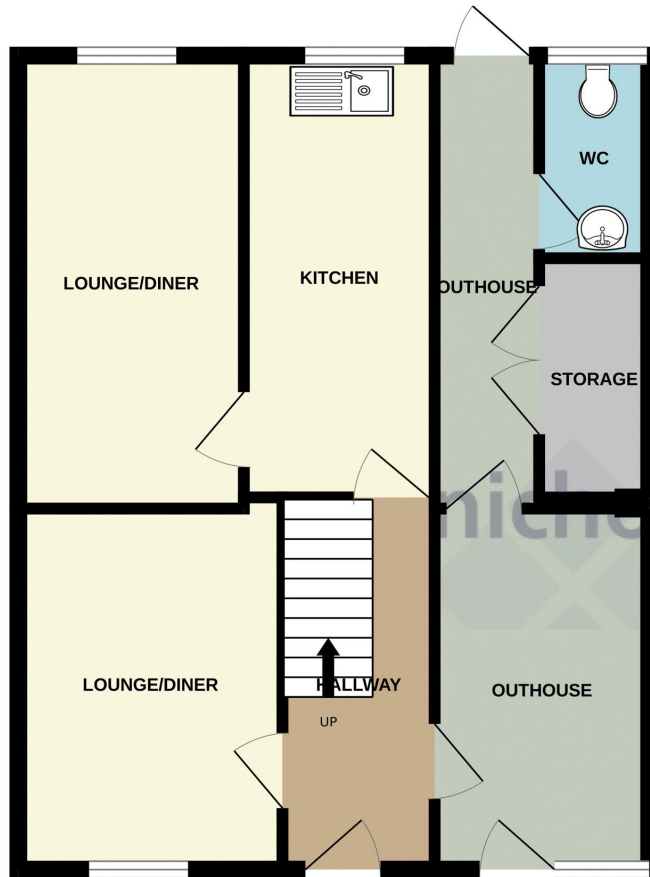
**Current council tax banding** B

**Current heating type** Gas

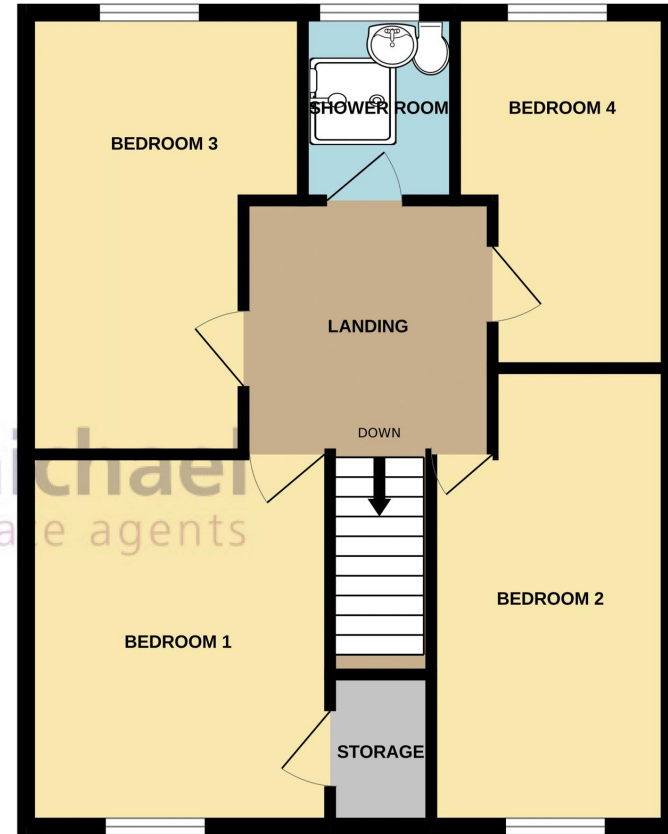
**Tenure (To be confirmed)** Freehold



GROUND FLOOR




1ST FLOOR



26 BIRCHGROVE

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>		82
(69-80) <b>C</b>	70	
(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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# PETER MORGAN

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