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2021
WALES
SALES
GOLD WINNER

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Fairoak Cottage , Brynteg, Pontyclun, RCT. CF72 8LT



£410,000

Main Features

- 4 DOUBLE BEDROOMS
- SEMI-DETACHED HOUSE
- COTTAGE STYLE
- OFF ROAD PARKING
- FEATURE STONE WALL FIRE PLACES
- DOUBLE GLAZED
- PLOT SIZE - Approx 0.25 ACRES
- EPC - F
- COUNCIL TAX - F
- FREEHOLD

General Information

Nicholas Michael estate agents are delighted to bring to market this 4 double bedroom semi detached cottage in Brynteg, tucked away off the main road offering a 0.25 acre plot. Ideal for commuters, it is within close proximity to the Church Village Bypass, the A470 & the M4 (Jct 34) It is also within school catchment area of a number of desirable Welsh & English Primary and Secondary Schools.

Accommodation

Entrance Hall

Living Room

20 1 x 14 7 (6.12m x 4.44m)

Generous sized living space, Double glazed sliding patio doors to rear, double glazed window, feature stone fireplace, fitted carpet, numerous electric points, radiators, access to rear garden.

Lounge

9 7 x 13 5 (2.92m x 4.09m)

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

Kitchen/Breakfast Room

20 0 x 8 1 (6.09m x 2.46m)

UPVC double glazed window, generous sized fitted kitchen with a range of wooden wall and floor storage cupboards with contrasting marble effect work tops, stainless steel sink with drainer, integrated electric oven and hob with wall mounted extractor fan, space for dining table, tiled flooring, numerous electric points, radiator .

Dining Room

13 1 x 13 5 (3.98m x 4.09m)

UPVC double glazed patio doors to rear, generous sized living space with parquet flooring, feature stone fireplace, cottage style ceiling beams, radiator, numerous electric points, access to storage, access to kitchen/breakfast room.

Utility Room

5 5 x 7 3 (1.65m x 2.21m)

Tile effect flooring, plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer .

WC

0 0 x 0 0 (0.00m x 0.00m)

W.C with wash hand basin, tile effect flooring, window, radiator.

FIRST FLOOR

Family Bathroom

0 0 x 0 0 (0.00m x 0.00m)

Fitted family bathroom with WC, wash hand basin, fitted bath and separate walk-in shower, fitted carpet, tiled wall to ceiling, double glazed window, floor and wall mounted storage cupboards, radiator.

Bedroom One

13 4 x 12 9 (4.06m x 3.88m)

Generous size bedroom, UPVC double glazed window, fitted carpet, radiator, access to attic.

Bedroom Two

13 4 x 10 0 (4.06m x 3.05m)

Generous size bedroom, UPVC double glazed window, fitted carpet, radiator, access to eves airing cupboard.

Bedroom Three

14 6 x 9 6 (4.42m x 2.89m)

Generous size double bedroom, Double glazed window, fitted carpet, built-in wardrobe with desk space, numerous electric point, radiator.

Bedroom Four

14 3 x 8 6 (4.34m x 2.59m)

Double bedroom with Double glazed window, fitted carpet, radiator, two built in wardrobes,

EXTERNALLY

Front Garden

Off-road parking, steps leading to front door.

Rear Garden

Enclosed rear garden, patio leading to generous amount of lawn, mature trees and shrubs.

EPC Rating

F.

Council Tax Band

F.

Tenure

FREEHOLD.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, cesspit drainage, gas provide via private tank in garden.

Current council tax banding F

Current heating type Not Specified

Tenure (To be confirmed) Freehold







GROUND FLOOR




1ST FLOOR



FAIROAK COTTAGE BRYNTEG

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		
(55-68) D		61
(39-54) E		
(21-38) F	32	
(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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