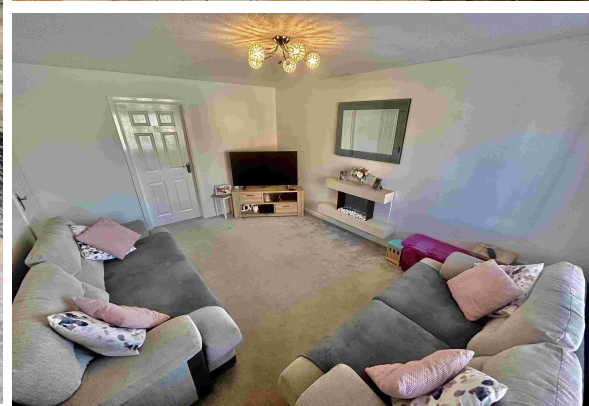
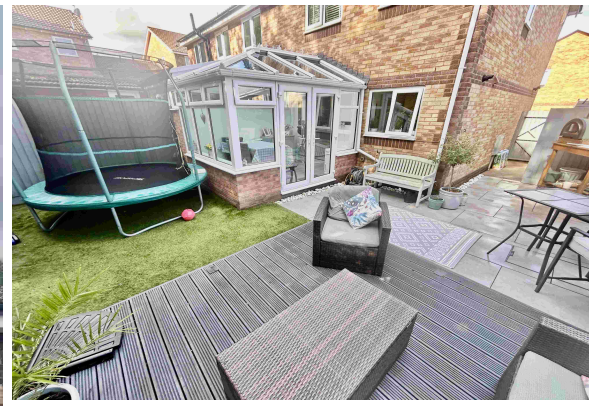


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



12 Ffordd Helygen, Llanharry, Pontyclun, RCT. CF72 9GJ



£212,500

Main Features

- THREE BEDROOM
- SEMI-DETACHED
- OFF ROAD PARKING
- FITTED BATHROOM
- FITTED KITCHEN
- COMBI BOILER
- CONSERVATORY
- EPC - D
- COUNCIL TAX - C
- FREEHOLD

General Information

Nicholas Michael Estate Agents part of the Peter Morgan Group are pleased to offer to the market this Modern 3 bed Semi detached house Conveniently Located a Few Minutes Car Drive from Pontyclun Shops & Local Rail Station. Local Shops and Schools a Short Distance away.

Entrance Hall

Lounge

10 8 x 14 6 (3.25m x 4.42m)

UPVC double glazed window, fitted carpet, decorative light fitting, radiator, numerous electric points, access to storage

Conservatory

8 8 x 7 7 (2.64m x 2.31m)

UPVC double glazed conservatory, tile effect flooring, radiator, numerous electric points, access to rear garden

FIRST FLOOR

Family Bathroom

6 1 x 5 5 (1.85m x 1.65m)

UPVC double glazed window, fitted bathroom suite with W.C, wash hand basin with shower over bath, wall mounted glass shower screen, tile effect flooring, extractor fan

Bedroom One

10 9 x 8 0 (3.27m x 2.44m)

UPVC double glazed window, fitted carpet, radiator, numerous electric points, access to built in wardrobe

Bedroom Two

8 1 x 9 1 (2.46m x 2.77m)

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

Bedroom Three

8 5 x 5 4 (2.56m x 1.62m)

UPVC double glazed window, fitted carpet, radiator, numerous electric points, access to storage

Front

Off road parking, side access to rear garden

Rear Garden

Beautifully presented enclosed rear garden with a mix of patio leading to decking area and artificial grass.

Tenure

FREEHOLD

EPC Rating

D

Council Tax

C

Viewings

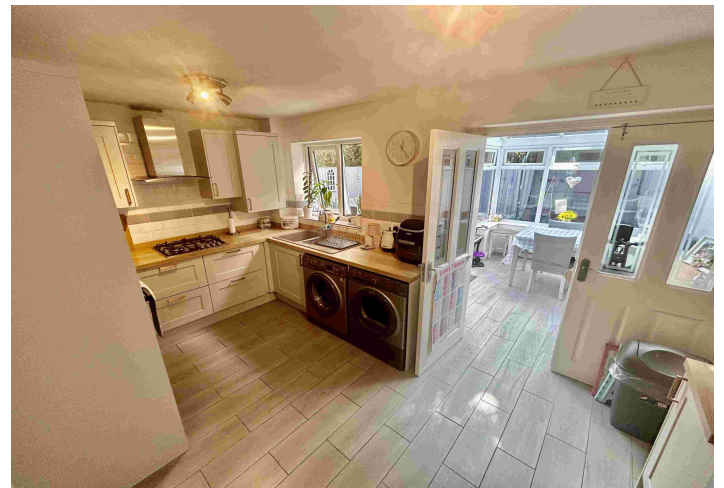
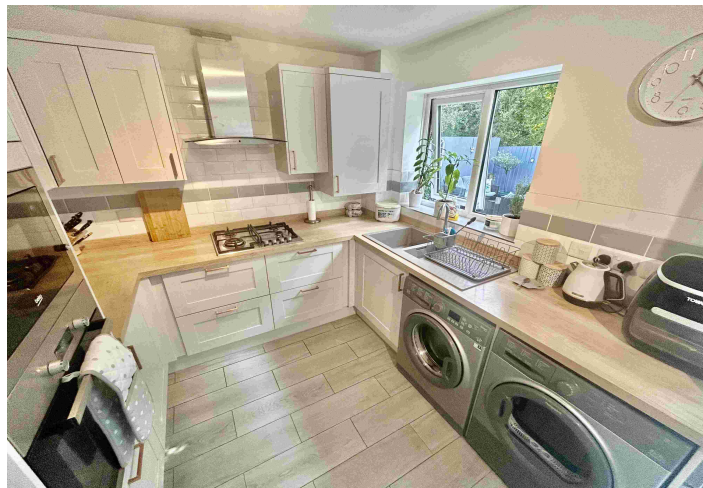
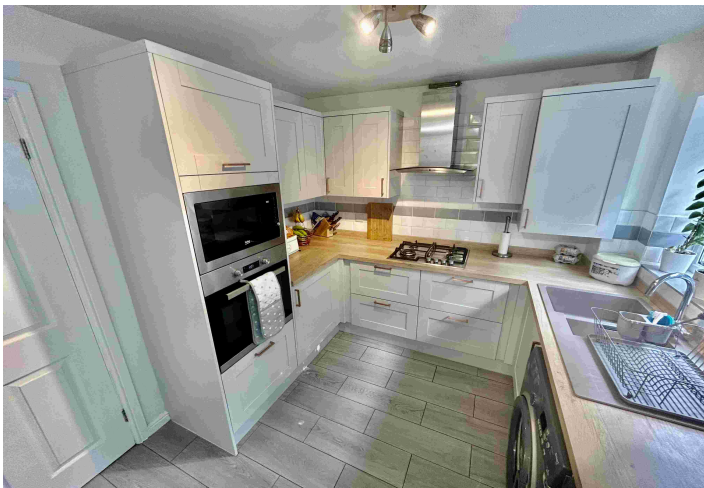
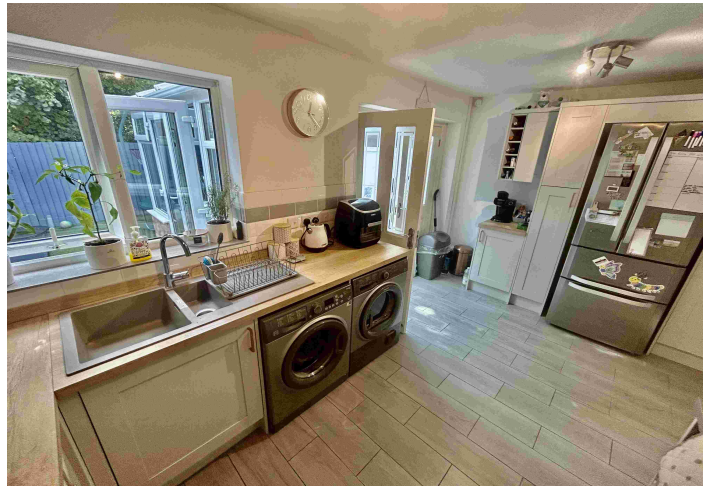
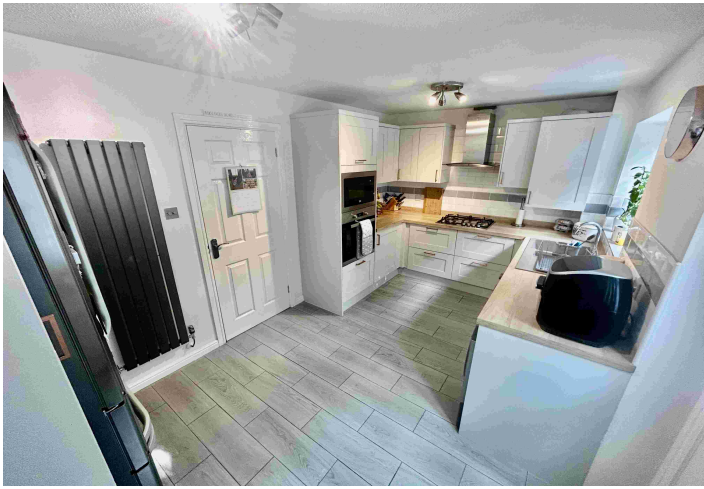
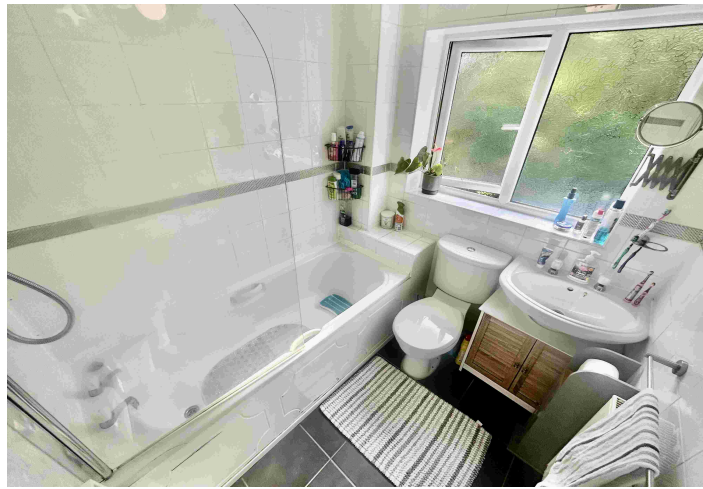
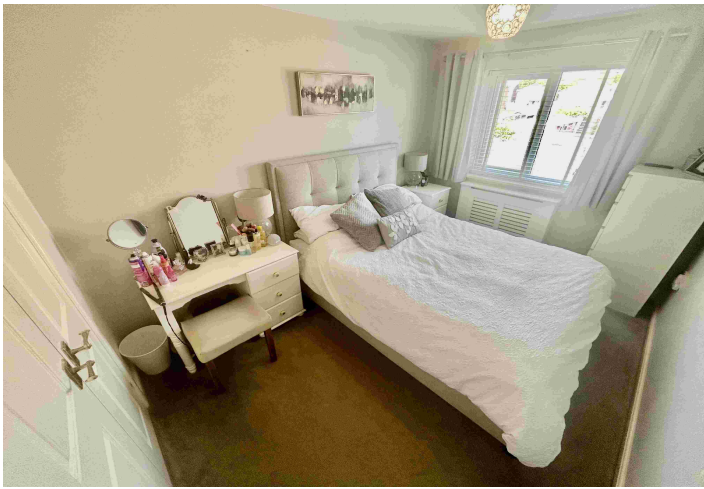
Utilities

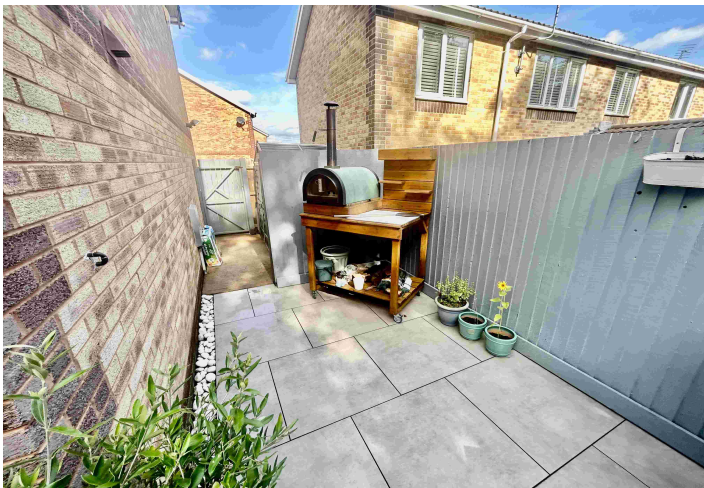
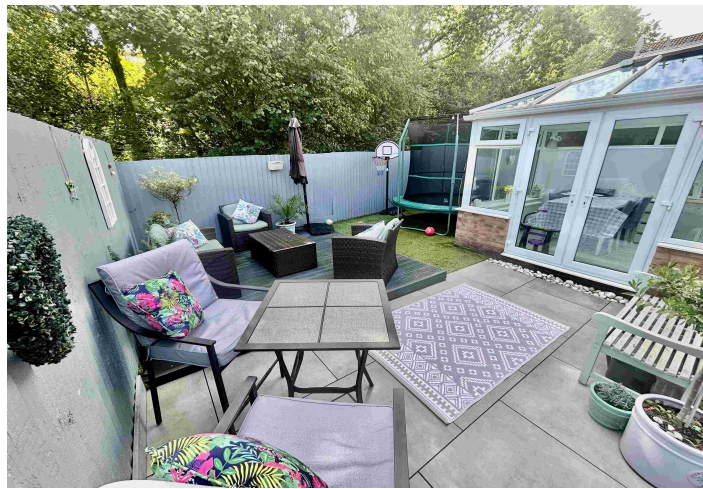
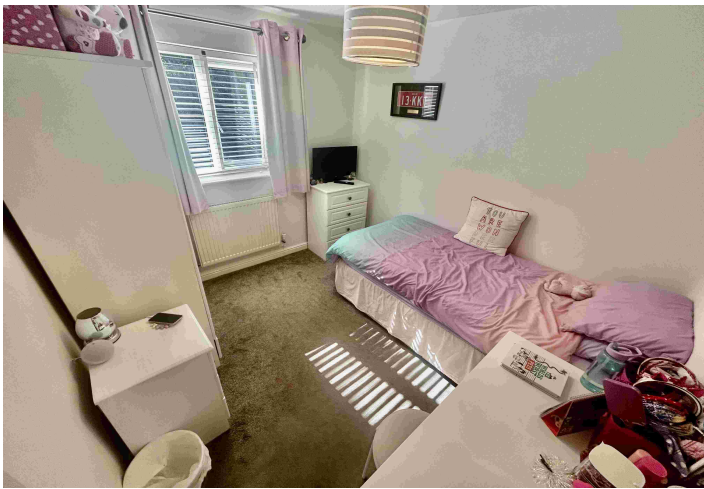
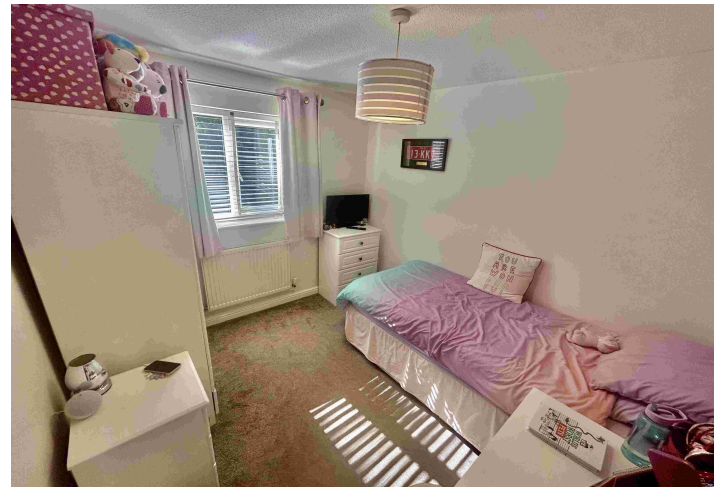
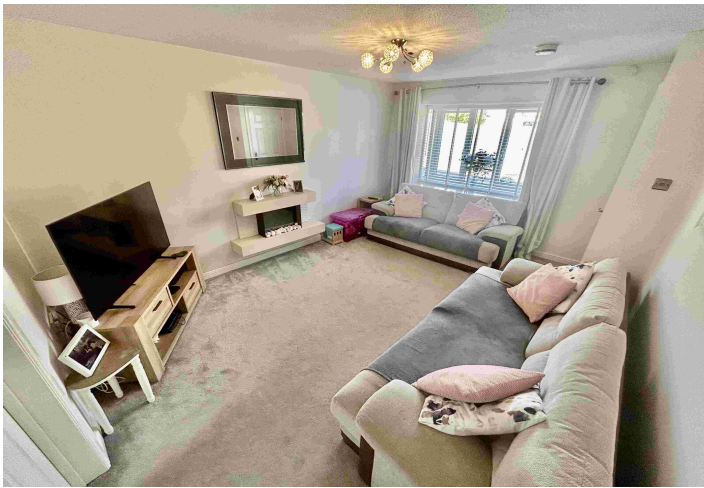
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

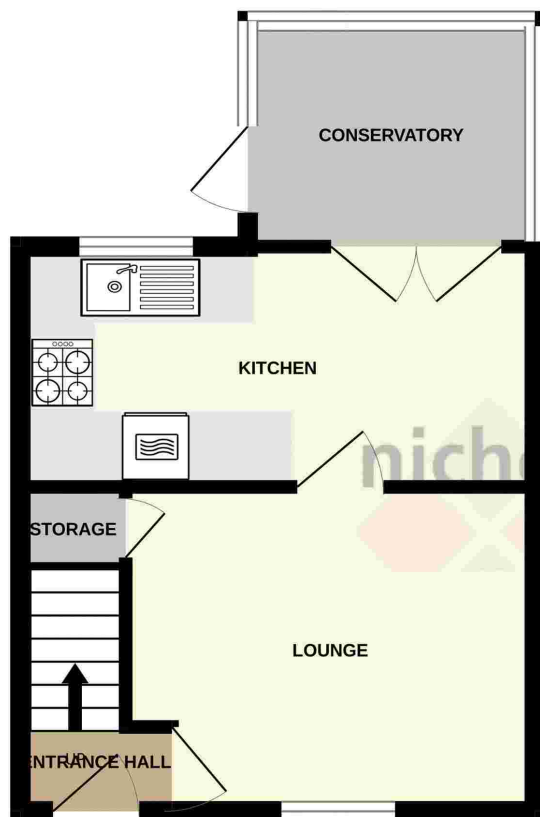
Current heating type Not Specified

Tenure (To be confirmed) Freehold

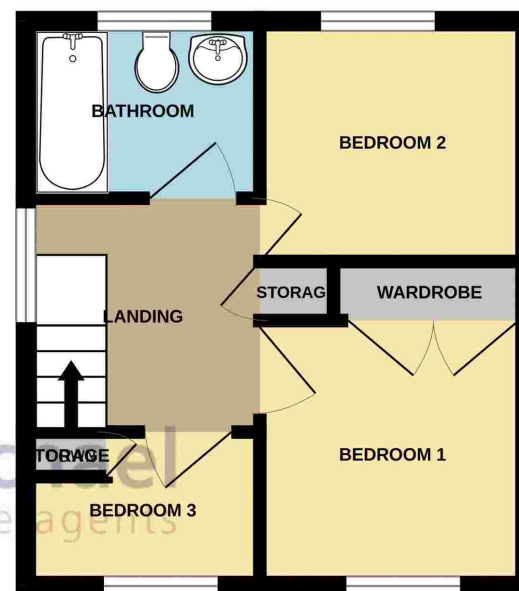




GROUND FLOOR




1ST FLOOR



12 FFORDD HELYGEN LLANHARRY

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		84
(69-80) C		
(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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