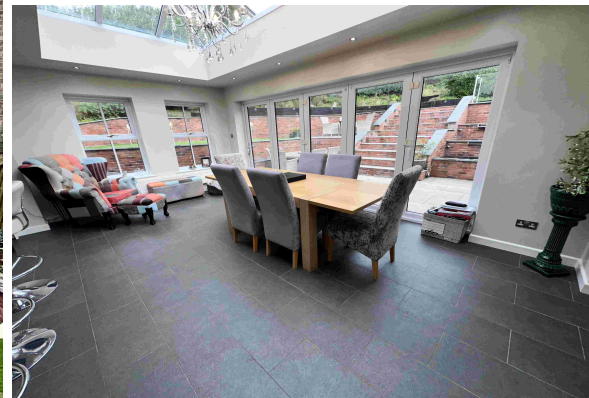


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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16 Portreeve Close, Llantrisant, Pontyclun, RCT. CF72 8DU



Exclusive

£450,000

Main Features

- Extended Detached House
- Two Receptions plus
- Large Kitchen / Dining / Family room with Orangery style roof
- 3 double and 1 single bedrooms - Master on ground floor
- Family bathroom plus ground floor Shower room
- Two parking spaces plus garage
- Extensively landscaped rear gardens - check out the photos / video
- Gas Combination Central Heating
- Double Glazed
- Council Tax: E EPC: D

General Information

Nicholas Michael is pleased to offer For Sale this much improved and extended 4 Bedroom Detached Family house set in a cul-de-sac location on a modern development at Llantrisant. The property has been much improved by the current vendors including a large orangery style extension and extensive landscaped rear gardens VIEWING IS A MUST. - Easy access to M4 at Misken (Junction 34) and the Train Station at Pontyclun. Walking distance of the Talbot Green Retail Parks Close to Penygawsi School.

Accommodation

Entrance Hall

Half glazed composite style entrance door with UPVC double glazed side panels. Amtico style vinyl flooring, radiator, carpeted stairs to 1st floor with storage under, high-level UPVC double glazed window to side, doors giving access to sitting room and kitchen/dining room.

Sitting Room

15 7 x 12 3 (4.75m x 3.73m)

UPVC double glazed window to front with far-reaching views towards Misken, radiator, fitted carpet, coved ceiling, living flame effect gas fire, wooden fireplace surround with cast iron and tile inserts, wired for two wall lights.

Kitchen/Family Room

Kitchen Area

19 0 x 12 6 - max (5.79m x 3.81m - max)

Extensively fitted with a range of cream fronted high gloss units incorporating fridge, freezer, dishwasher all with decor panels, split level five burner gas hob with stainless steel and glass canopy hood, integral eye level microwave and separate oven, island breakfast bar unit incorporating double bowl sink. black granite work surfaces throughout. Coved ceiling, range of sunken spotlights, cream vertical radiator, UPVC double glazed window to side, smooth finish to walls and ceiling, door giving access to storage/boiler room, ceramic flooring, open to dining room.

Dining Area

18 4 x 10 6 (5.58m x 3.20m)

Orangery style room with 2 UPVC double glazed windows to side, extensive bi folding doors across the rear of the property, glass canopy roof, radiator, ceramic tiled flooring, range of sunken spotlights, smooth finish to walls and ceiling, double opening part glazed hardwood doors leading to lounge.

Lounge

11 0 x 18 8 (3.35m x 5.69m)

UPVC double glazed window to front, dark wood fireplace surround, living flame effect gas fire with marble hearth and back plate, two radiators, fitted carpet, coved ceiling, range of sunken spotlights, smooth finish to walls: wired for two wall lights, white panel door leading to inner hall.

Inner Hall

White panel doors leading to bedroom one (ground floor) and shower room, smooth finish to walls, fitted carpet, loft access.

Bedroom One

19 6 x 15 0 (5.94m x 4.57m)

Ground Floor - UPVC double glazed window to side overlooking rear garden, 3 UPVC double glazed high-level windows to rear, coved ceiling, two radiators, fitted carpet, smooth finish to walls.

Shower Room

White suite comprising double shower unit with domestic hot water rainforest style shower and hand wand, white half vanity wash hand basin, white concealed cistern WC, vertical towel rail, ceramic tiled walls and flooring, shaver point, range of spotlights, large vanity mirror.

FIRST FLOOR

Landing

UPVC double glazed window to side, coved ceiling, loft access, fitted carpet, hardwood balustrade, white panel doors giving access to bedrooms two, three and four plus family bathroom, airing cupboard with radiator.

Bedroom Two

14 3 x 10 9 (4.34m x 3.27m)

UPVC double glazed window to front, radiator, fitted carpet, coved ceiling, smooth finish to 3 walls, fitted single wardrobes.

Bedroom Three

12 0 x 9 0 (3.65m x 2.74m)

UPVC double glazed window to rear, radiator, fitted carpet, coved ceiling, smooth finish to walls, Fitted double wardrobe.

Bedroom Four

10 2 x 8 0 (3.10m x 2.44m) (max)

UPVC double glazed window to front, fitted wardrobe, fitted carpet, radiator.

Family Bathroom

Cream suite comprising low-level WC, pedestal wash hand basin, panelled bath, half ceramic tiled walls fully tiled in bath area, UPVC double glazed window to rear, radiator, laminate style flooring.

EXTERNALLY

Front

Double tandem drive way leading to single garage with up and over door, steps leading up to entrance door, mature flower and shrub borders, side pedestrian access, lawn area.

Rear Garden

Extensively landscape and terraced rear garden with ornamental lighting throughout. Large tiled patio areas to the side and rear of the property accessed from the dining room bi-folding doors, steps leading up to a further garden areas with additional tiled patio, lawn plus artificial lawned putting area, mature flower and shrub borders retainer with extensive sleeper walling, 3 tier water feature, Side pedestrian access leading to the front of the property.

Tenure

Freehold.

Council Tax

E

EPC Rating

D

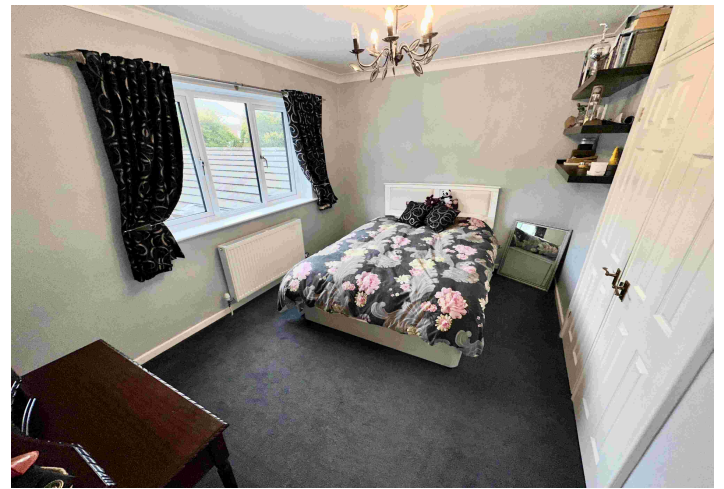
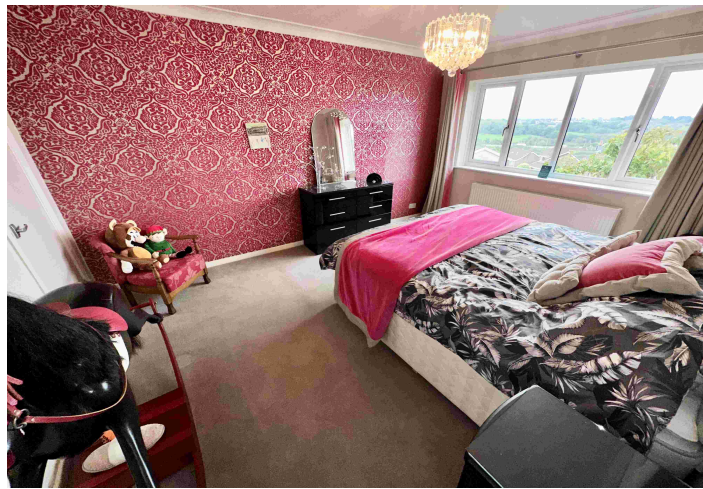
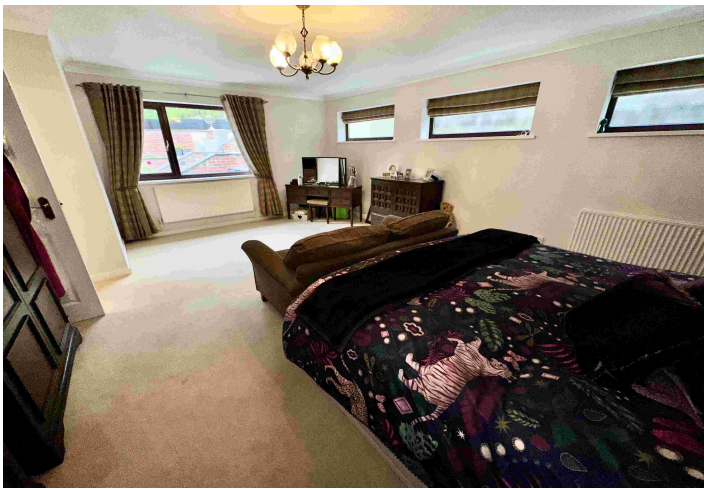
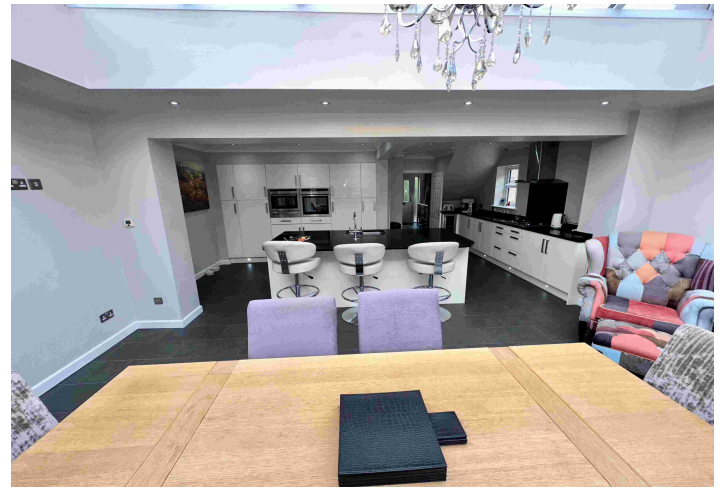
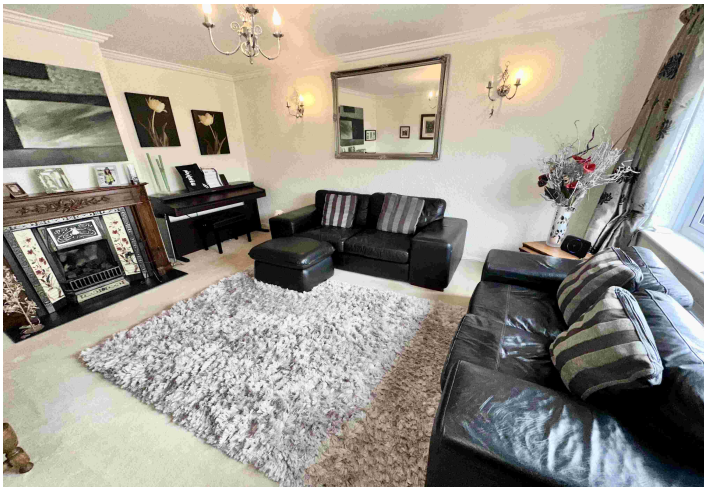
Viewings

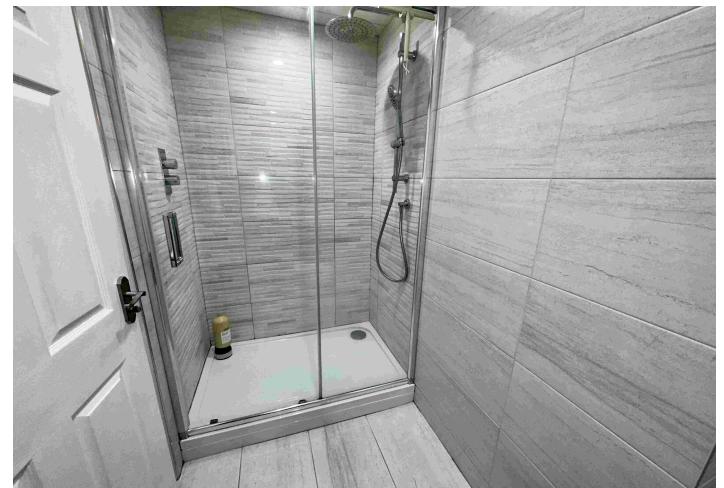
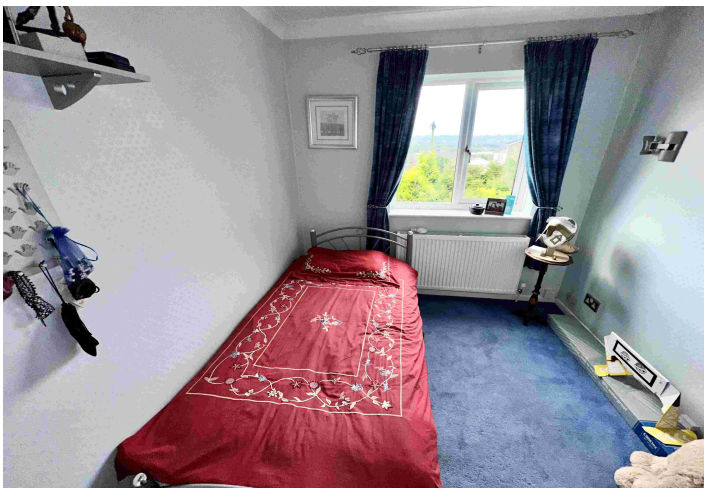
Utilities

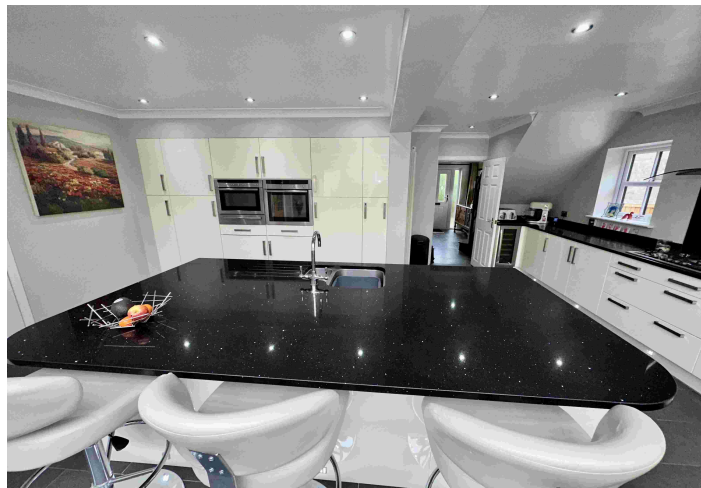
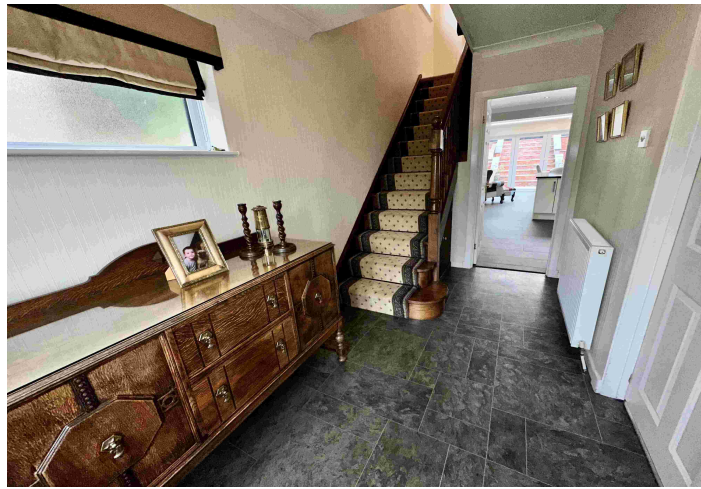
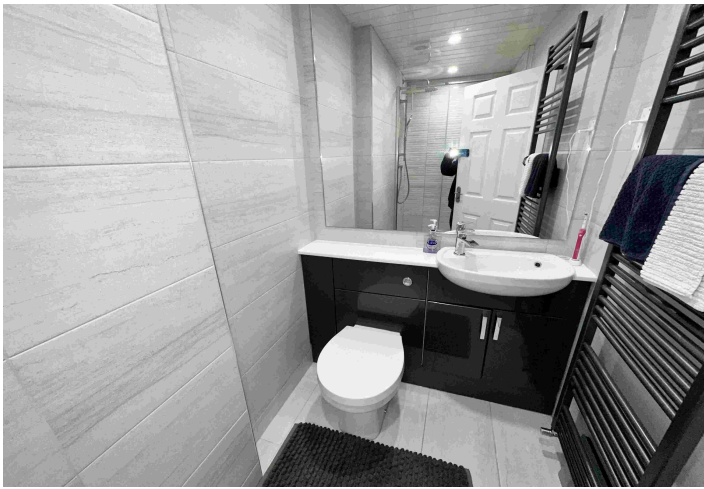
Current council tax banding E

Current heating type Gas

Tenure (To be confirmed) Freehold







GROUND FLOOR




1ST FLOOR



nicholas michael
estate agents

PORTREEVE CLOSE LLANTRISANT

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		78
(55-68) D	65	
(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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