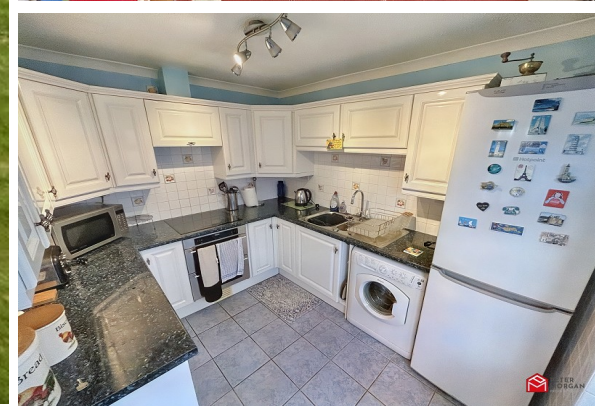


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



2 Llanbryn Gardens, Brynna, Pontyclun, Mid Glamorgan. CF72 9TR



£310,000

Main Features

- No Chain
- 3 Bedroom
- uPVC double glazed
- Shower room
- Garage
- EPC - to be confirmed
- Council Tax - E
- FREEHOLD

General Information

Rare to the market. Peter Morgan Property Group are delighted to bring to market this well kept 3 bedroom detached bungalow in the heart of Brynna. Offering driveway parking, garage and landscaped rear garden.

Internally this property offers 3 bedrooms, shower room, lounge, dining room.

Externally Driveway parking offering access to garage. Landscaped enclosed rear garden.

Front

Driveway parking. Pathway leading to front door with area of lawn.

Entrance Hall

uPVC double glazed door. Tiled Flooring.

Lounge

uPVC double glazed window to front. Fitted carpet. Living flame fire with surround.

Dining Room

uPVC double glazed window to front. Fitted carpet.

Kitchen

uPVC patio door, fitted kitchen with a range of wall and floor cupboards with contrasting marble effect worktops. Tiled flooring. Integrated oven and hob. Plumbing for washing machine.

Bedroom 1

uPVC double glazed window to rear. Wood effect flooring. Integrated wardrobes/storage.

Bedroom 2

uPVC double glazed window to rear. Wood effect flooring. Integrated wardrobes/storage.

Bedroom 3

uPVC double glazed patio doors to rear. Wood effect flooring. Access to attic.

Shower Room

uPVC double glazed window. Fitted shower room with W.C. Wash hand basin. Extractor fan. Wall mounted heated towel rack.

Rear Garden

Landscaped enclosed rear garden. Patio leading to area of lawn. Access to front of property.

Viewings

Strictly by appointment only

Utilities

Mains water, mains electricity, mains drainage

Current council tax banding E

Current heating type Electric

Tenure Freehold

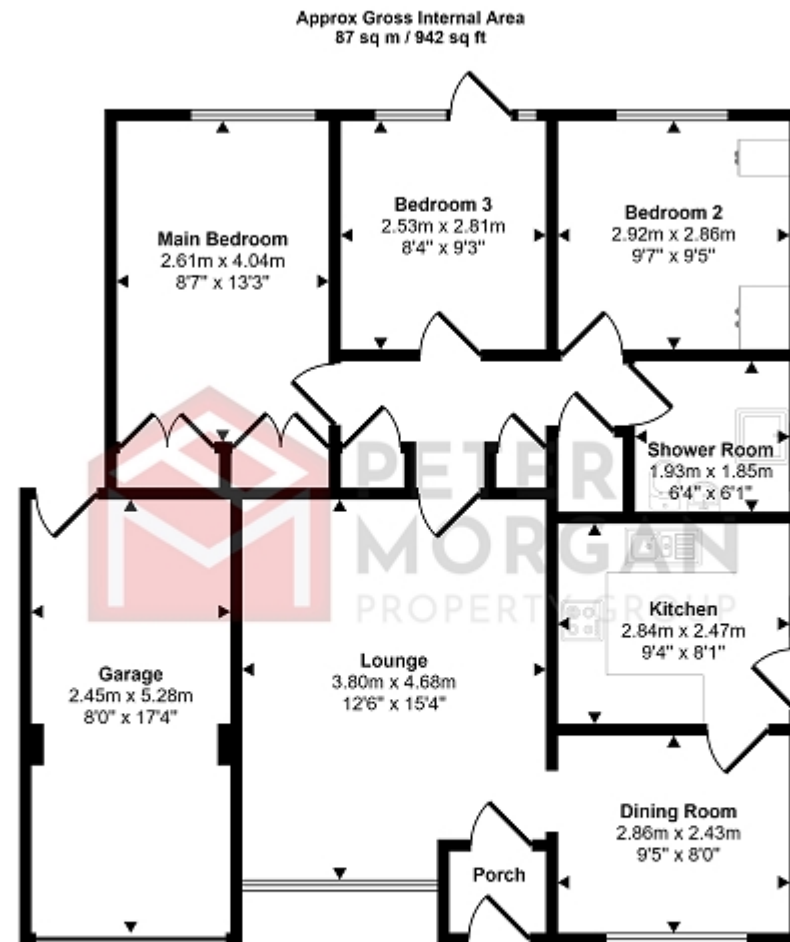




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Awaiting Image

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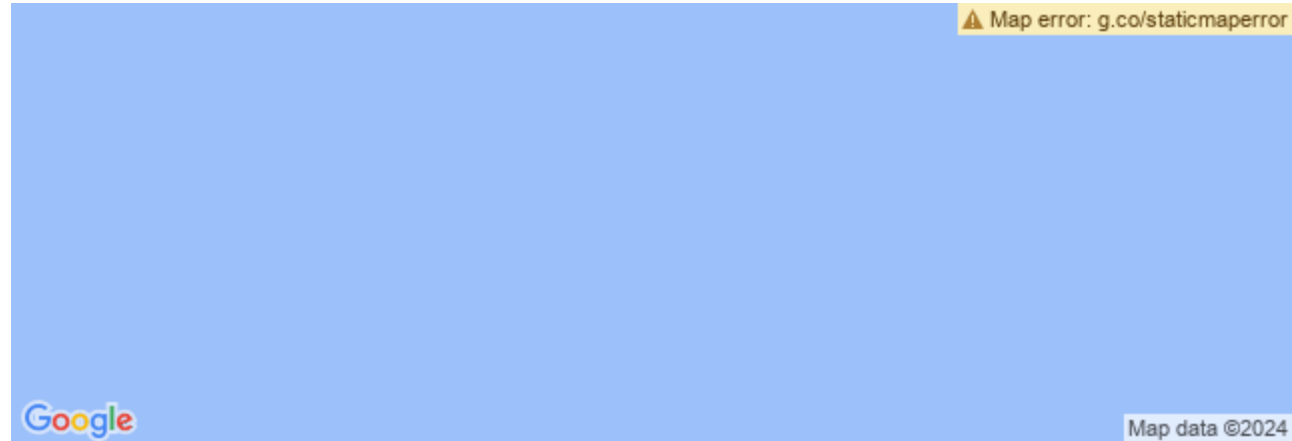


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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