

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**7a Swan Street, Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8ED**



**PETER MORGAN**

**£125,000**

## **Main Features**

- Situated in the heart of old Llantrisant
- Listed 1 bedroom cottage
- Cash buyers only
- 2 reception rooms and conservatory
- First floor kitchen
- Cobbled walls and traditional features
- Rear garden
- Situated approximately 1.7 miles to Royal Glamorgan Hospital and approximately 1 mile to Talbot Green Retail Park
- Gas boiler and single glazing
- Council Tax Band: C. EPC: D

## **General Information**

CASH BUYERS ONLY FOR THIS LISTED ONE BEDROOM TERRACED PROPERTY IN THE HEART OF OLD LLANTRISANT WITH COBBLE STONED WALLS, TRADITIONAL FIREPLACES AND ENCLOSED REAR GARDEN WITH FAR REACHING VIEWS.

Situated approximately 1.7 miles to Royal Glamorgan Hospital, approximately 1 mile to Talbot Green Retail Park and approximately 16.1 miles to Cardiff Bay.

This home comprises ground floor entrance hall, lounge, dining room, W.C, sitting room and conservatory. First floor landing, kitchen and bedroom. This property benefits from gas boiler, single glazed windows, traditional features and far reaching views from the rear garden.

Please note that this property is a listed building and Cash Purchase only. Please contact the office for further details.

## **GROUND FLOOR**

### **Hallway**

Tiled flooring. Gas meter. Electrical consumer unit.

### **Lounge**

Timber framed single glazed windows to front. Fireplace with coal fire. Cobble wall. Tiled floor.

### **Dining Room**

Single glazed timber framed window. Tiled flooring. Cobbled fireplace. Access to cloakroom and WC. Carpeted staircase to first floor.

### **Cloakroom**

Tiled flooring. Access to storage.

### **W.C.**

Timber frame single glazed window to rear. W.C. Wash hand basin. Two cobblestone walls. Tiled floor.

### **Sitting Room**

Cobble wall fireplace. Velux window. Timber frame single glazed door to rear. Single glazed timber framed window to side. Tiled floor. Radiator.

### **Conservatory**

uPVC double glazed patio doors to rear garden. Plastered wall with one cobbled wall. Tiled flooring.

## **FIRST FLOOR**

### **Landing**

Timber frame single glazed barn style window to rear. Radiator. Wood flooring. Cobble walls. Access to attic.

## Kitchen

Timber frame single glazed window to rear. Wall and base units with wood effect worktop. Stainless steel sink unit with mixer tap. Ferroli boiler. Wooden floor. Plastered walls and ceiling. Tiled splashback.

## Bedroom

Two timber frame single glazed windows to front. Wood flooring. Cobble wall. Fireplace. Plastered ceiling.

## EXTERIOR

### Rear Garden

Enclosed rear garden. A range of shrubs and mature plants and trees.

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

## General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

## Current council tax banding

C

## Current heating type

Gas

## Tenure

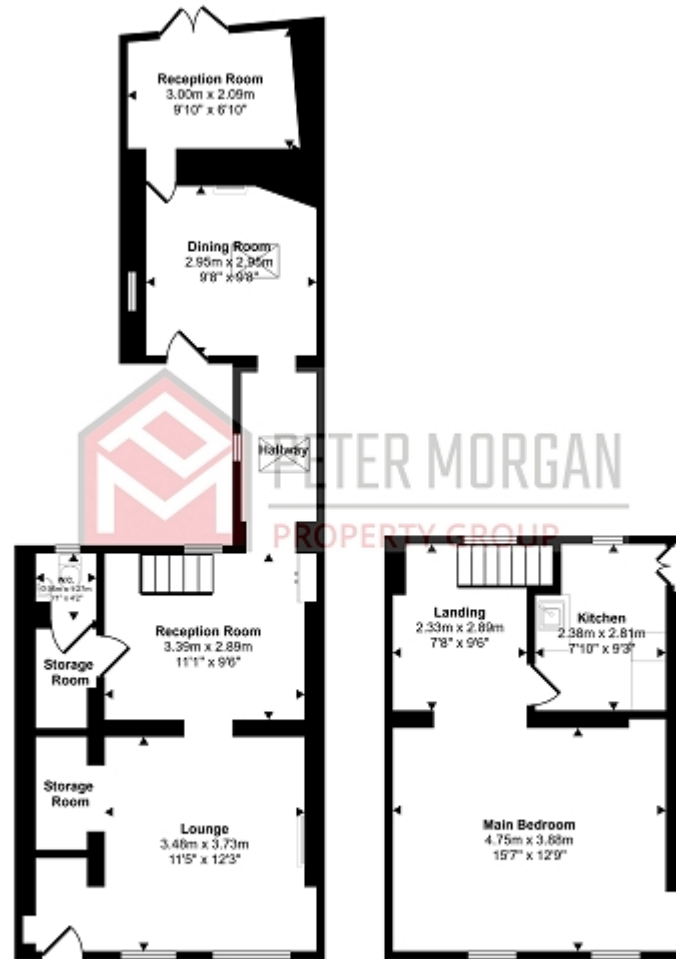
Freehold







Approx Gross Internal Area  
94 sq m / 1015 sq ft



Ground Floor  
Approx 58 sq m / 624 sq ft

First Floor  
Approx 36 sq m / 391 sq ft

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 Snuppy 360.

# 7a Swan Street, Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8ED

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

## Talbot Green Branch

Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF

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