

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



13 Park Street, Abercynon, Mountain Ash, Rhondda Cynon Taff. CF45 4PF



PETER MORGAN

£127,500

Main Features

- Mid terrace family home with far reaching views
- 3 bedrooms
- Lounge and dining room
- Ground floor bathroom
- Fitted kitchen
- Rear garden with lane access
- Approximately 7 miles to Prince Charles Hospital
- Situated approximately 9 miles to M4
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC: D

General Information

THREE BEDROOM TERRACED FAMILY HOME WITH FAR REACHING VIEWS FROM FIRST FLOOR BEDROOMS AND ENCLOSED REAR GARDEN.

Situated approximately 9 miles to M4 and approximately 7 miles to Prince Charles Hospital.

This home comprises ground floor entrance hallway, lounge, dining room, kitchen and ground floor family bathroom. First floor landing and 3 bedrooms (2 double bedrooms)

This property benefits from uPVC double glazing and gas combi gas central heating boiler.

GROUND FLOOR

Hallway

uPVC double glazed front door. Fitted carpet. Access to lounge and dining room. Staircase with newly fitted carpets to first floor. Radiator.

Lounge

uPVC double glazed window to front. Fitted carpet. Plastered walls and ceiling. Two storage units. Radiator.

Dining Room

uPVC double glazed window to rear. Plastered walls and ceiling. Fitted carpet. Access to understairs storage cupboards. Fireplace with surround and electric fire. Access to kitchen. Radiator.

Kitchen

uPVC double glazed door to rear. uPVC double glazed window. A range of wall mounted and base units with matching wood effect worktops. Plumbing for washing machine. Gas hob and electric oven. Space for freestanding fridge freezer. Tiled floor. Plastered walls. Access to family bathroom. Radiator.

Family Bathroom

uPVC double glazed window. 3 piece suite comprising low level w.c, pedestal hand wash basin and panelled bath with overhead electric shower. Fully tiled walls. Tiled floor. Radiator.

FIRST FLOOR

Landing

uPVC double glazed window to rear. Newly fitted carpet. Plastered walls and ceiling.

Bedroom 1

uPVC double glazed window to front with far-reaching views of mountains. Fitted carpet. Radiator. Plastered walls.

Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Fireplace with surround. Glowworm combi gas central heating boiler.

Bedroom 3

uPVC double glazed window to front with far reaching view of mountains. Fitted carpet. Access to attic storage. Radiator.

EXTERIOR

Rear Garden

Enclosed West facing rear garden with gate and lane access. Patio sun terrace. A range of mature plants and scrubs.

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 (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

A

Current heating type

Combi

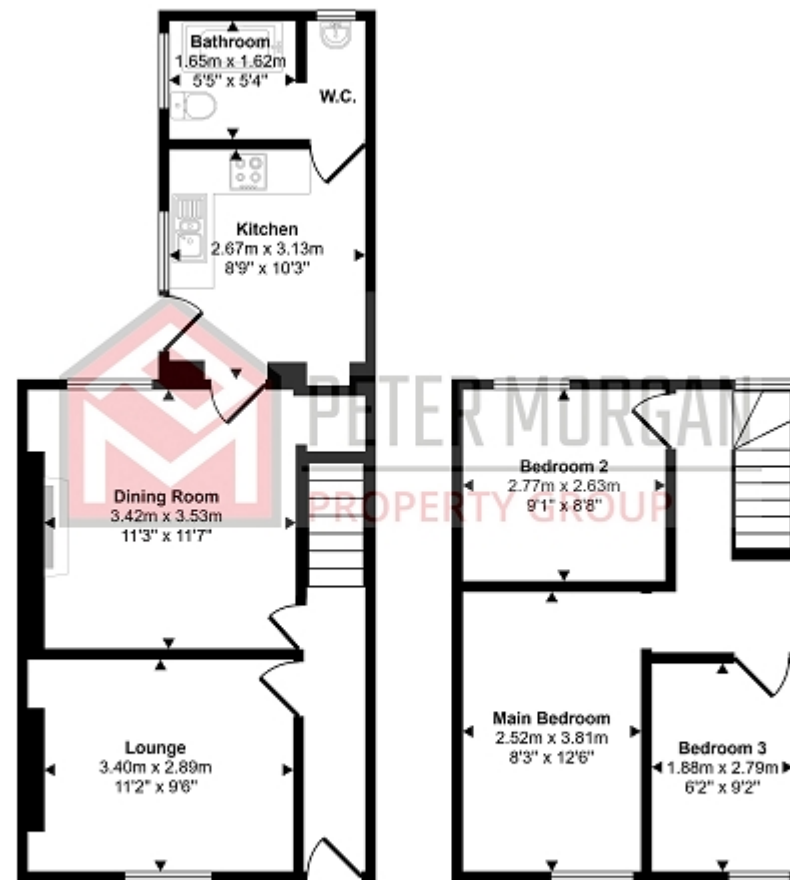
Tenure

Freehold





Approx Gross Internal Area
73 sq m / 790 sq ft



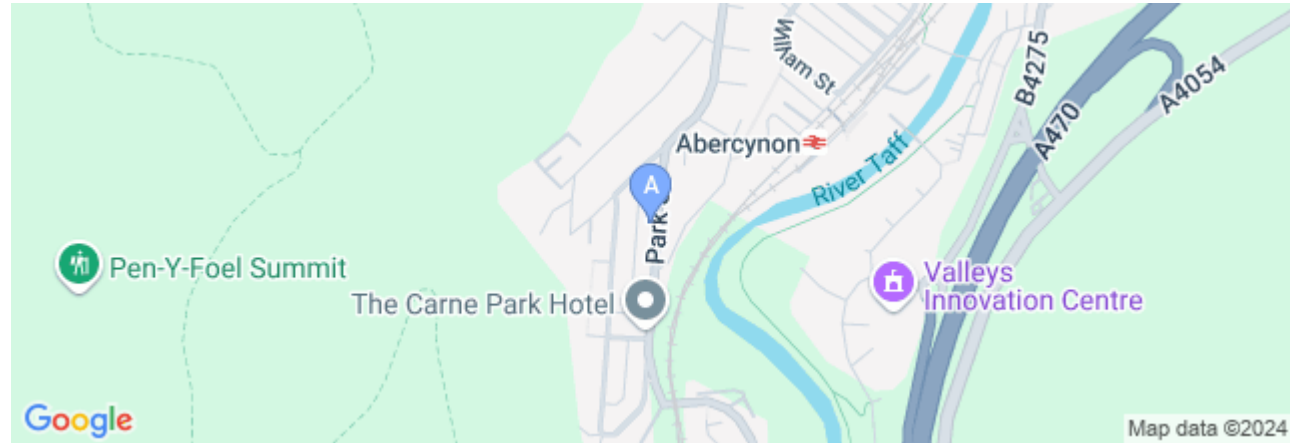
Ground Floor
Approx 44 sq m / 470 sq ft

First Floor
Approx 30 sq m / 320 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 Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(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.

<p>Neath Sales Hub</p> <p>npt@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Lettings Hub</p> <p>lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath Financial Services</p> <p>team@pmfinancial.net</p> <p>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</p>	<p>Bridgend Sales Hub</p> <p>bcb@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p>Talbot Green Sales Hub</p> <p>talbotgreen@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p>Talbot Green Lettings Hub</p> <p>lettingstg@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p>Carmarthen Sales Hub</p> <p>carmarthen@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>	<p>Carmarthen Lettings Hub</p> <p>lettingscm@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>
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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

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