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GOLD WINNER

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10 Heol Y Parc, Llanilid, Llanharan, RCT. CF72 4AJ



Offers Over £325,000

Main Features

- Modern detached 4 bedroom, 2 bathroom family home
- Occupying an inner corner plot
- Away from traffic with parking for 4 cars
- Integral garage. Family size garden
- Open plan indoor/ outdoor living
- Built in 2020 this home comes with an NHBC structural warranty
- Llanharan Village is within 1.5 miles. The M4 is accessible at Junction 35 at Pencoed within 2.5 miles
- Approximately 6.5 miles from Bridgend and 4 miles from Talbot Green. Cardiff City Centre is within 20 miles
- Combi gas central heating, uPVC double glazing, fitted blinds and carpets
- Council Tax Band E. ER:B

General Information

MODERN DETACHED 4 BEDROOM, 2 BATHROOM FAMILY HOME OCCUPYING AN INNER CORNER PLOT AT THE ENTRANCE TO HEOL Y PARC. AWAY FROM TRAFFIC WITH PARKING FOR 4 CARS, INTEGRAL GARAGE, FAMILY SIZE GARDEN, OPEN PLAN INDOOR/ OUTDOOR LIVING AND MORE!

Built in 2020 this home comes with an NHBC structural warranty. Situated on a modern new development in a highly convenient location. Llanharan Village is within 1.5 miles. The M4 is accessible at Junction 35 at Pencoed within 2.5 miles. Approximately 6.5 miles from Bridgend and 4 miles from Talbot Green. Cardiff City Centre is within 20 miles.

This home has accommodation comprising hallway, lounge with internal doors to open plan fitted kitchen/dining room with French doors to garden, utility and cloakroom. First floor landing, family bathroom, 4 bedrooms and ensuite shower room to bedroom 1.

Externally there is driveway parking, integral single garage with potential for conversion (subject to planning permission). Side storage area and pathway

access to lawned rear garden. This home benefits from combi gas central heating, uPVC double glazing, fitted blinds and carpets and an NHBC structural warranty.

GROUND FLOOR

Hallway

Composite double glazed front door. Fitted carpet. Staircase with handrail to 1st floor. Radiator with decorative cover. Plastered walls and ceiling. Mains powered smoke alarm and fire sprinkler. Wall mounted digital central heating thermostat. Part glazed colonial style door to

Lounge

uPVC double glazed window to front. Fitted venetian blind. Radiator. Plastered walls and ceiling. Fitted carpet. TV, telephone and Internet points. Ceiling mounted fire sprinkler. Part glazed double colonial style doors to

Kitchen / Dining Room

Open plan themed room providing access to rear garden. uPVC double glazed window and French doors to rear. Fitted Perfect Fit and venetian blinds. Woodgrain effect cushioned flooring. Fitted kitchen finished with white doors, brushed steel handles and granite effect worktops with upstands. 1 1/2 bowl stainless steel sink unit with mixer tap. Integral oven, grill, hob and extractor hood. Space and plumbing for dishwasher. Spaces for under counter fridge and freezer. Breakfast bar. Radiator with decorative cover. Plastered walls and ceiling. Ceiling mounted fire sprinklers. White colonial style panelled doors to under stairs store cupboard and

Utility Room

Composite double glazed door to side. Worktop matching kitchen. Plumbed for washing machine. Space for tumble dryer. Wall mounted Combi gas central heating boiler. Woodgrain cushion flooring. Radiator. Plastered walls and ceiling. Carbon monoxide detector. Ceiling mounted fire sprinkler. White colonial style door to

Cloakroom

uPVC double glazed window to rear. Two piece suite in white comprising close couple WC with pushbutton flush, hand wash basin with monobloc tap and tiled splashback. Woodgrain cushion flooring. Radiator. Plastered walls and ceiling.

FIRST FLOOR

Landing

Plastered walls and ceiling. Loft access. Mains powered smoke alarm. Ceiling mounted fire sprinkler. Fitted carpet. Linen cupboard. White colonial style panelled doors to bedrooms and

Family Bathroom

uPVC double glazed window to rear. Fitted three-piece suite in white comprising close couple WC with pushbutton flush, pedestal hand wash basin with monobloc tap and panelled bath with monobloc tap. Tiled splashbacks. Extractor fan. Radiator. Woodgrain cushion flooring. Plastered walls and ceiling.

Bedroom 1

uPVC double glazed window with fitted venetian blind to front. Radiator. Fitted carpet. Plastered walls and ceiling. Built-in storage cupboard. Ceiling mounted fire sprinkler.

En-suite shower room

uPVC double glazed window with fitted venetian blind to side. Fitted three-piece suite in white comprising close coupled WC with pushbutton flush, pedestal hand wash basin with monobloc tap and tiled splashback. Tiled shower cubicle with mixer shower. Woodgrain cushion flooring. Radiator. Extractor fan. Plastered walls and ceiling. White colonial style panelled door to bedroom.

Bedroom 2

uPVC double glazed window with fitted venetian blind to front. Radiator. Fitted carpet. Plastered walls and ceiling. Ceiling mounted fire sprinkler.

Bedroom 3

uPVC double glazed window to rear. Radiator. Fitted carpet. Plastered walls and ceiling.

Bedroom 4

uPVC double glazed window to rear. Radiator. Fitted carpet. Plastered walls and ceiling.

EXTERIOR

Front Garden

Laid to lawn. Decorative shrubs. Parking for up to 4 cars (approx). Paved and gated pathway to side, leading to rear garden. External gas and electric meter boxes.

Integral Garage

Wall mounted electrical consumer unit. Electric light and power points. Part plaster boarded walls. Plaster boarded ceiling.

Rear Garden

Family size garden, laid to lawn, paved patio and pathways and decorative stone covered sitting area. Variety of shrubs. Wood fencing. Side storage area. Water tap. Access to main dwelling via French doors to kitchen/ dining room and single door to utility room.

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 option 1 option 1 or email us at bridgend@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 E

Current heating type Combi

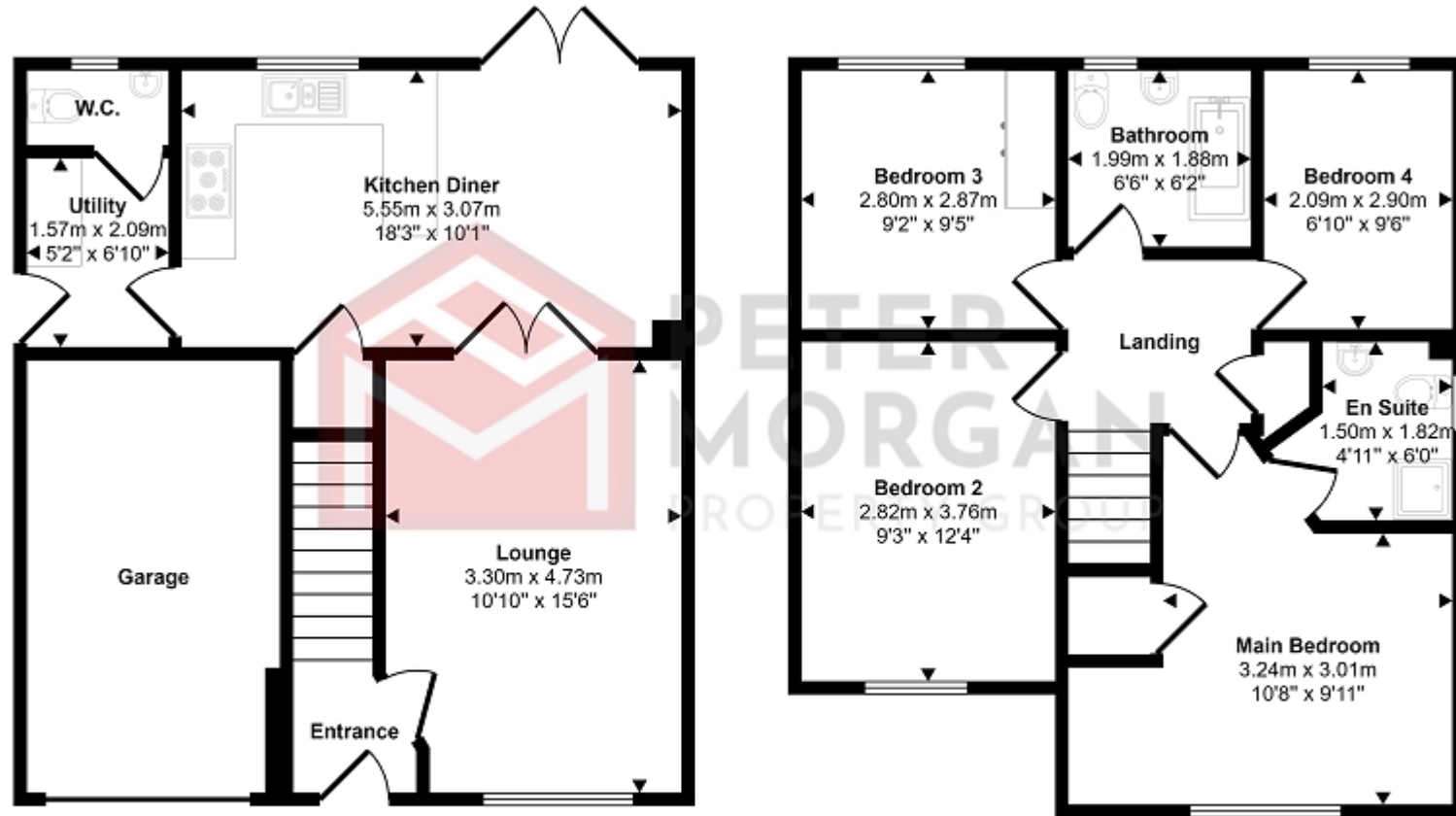
Tenure Freehold








Approx Gross Internal Area
112 sq m / 1211 sq ft



Ground Floor
Approx 58 sq m / 627 sq ft

First Floor
Approx 54 sq m / 584 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		93
(81-91) B	83	
(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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