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WALES  
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GOLD WINNER

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**Ardwyn, 16 Maelog Close, Pontyclun, Rhondda Cynon Taff. CF72 9AF**



**£395,000**

## Main Features

- 4 bedroom detached 1960's built home
- Occupying a corner plot with woodland to side
- Block paved driveway. Family size gardens
- The M4 is within 3.5 miles at Junction 34. 0.5 miles from rail link
- 13 miles from Cardiff City Centre. 16 miles from Cardiff Bay and 13.5 miles from Airport
- Traditional spacious accommodation
- Fitted kitchen/ dining room
- Lounge and sun lounge
- uPVC double glazing and combi gas central heating
- Council Tax: F. EPC:D

## General Information

4 BEDROOM DETACHED 1960'S BUILT HOME OCCUPYING A CORNER PLOT WITH WOODLAND TO SIDE. BLOCK PAVED DRIVEWAY, FAMILY SIZE GARDENS, SUN LOUNGE AND MORE!!

Situated in a highly convenient location for all Village amenities and local schools. The M4 is within 3.5 miles at Junction 34. 0.5 miles from rail link. 13 miles from Cardiff City Centre. 16 miles from Cardiff Bay and 13.5 miles from Airport.

This home has traditional spacious accommodation comprising hallway, shower room, inner hallway, fitted kitchen/ dining room with French doors to garden, lounge and sun lounge. First floor gallery landing, family bathroom and 4 bedrooms.

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

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## GROUND FLOOR

## Hallway

Composite double glazed main entrance door with full-length uPVC double glazed side panels and uPVC double glazed leaded stained glass window to front. Laminate flooring. Electric under floor heating. Plastered walls and ceiling. Part glazed door to

## Shower Room

Leaded and stained glass uPVC double glazed window to front. Fitted suite in White comprising close couple WC with enclosed cistern and push button flush, hand wash basin with monobloc tap and shower cubicle with mixer shower. Tiled walls with Mosaic detailing. Tiled floor. Wall lighting. Plastered ceiling. Electric under floor heating and thermostat.

## Inner Hallway

Quarter turn spindled and carpeted staircase with handrail to first floor. Under stairs store cupboard. Radiator. Laminate flooring. Plastered and coved ceiling. Part glazed door to kitchen. Glazed double doors with matching side panels to

## Lounge

uPVC double glazed bow window to front. uPVC double glazed window to rear. Marble fireplace with cast-iron open fire. Laminate flooring. Two radiators. Plastered walls and ceiling. Coving. Wired for wall mounted television. Open square archway to

## Sun Lounge

uPVC double glazed windows. uPVC double glazed French doors to garden. Plastered vaulted ceiling. Tiled floor. Radiator. Ceiling light.

## **Kitchen / Dining Room**

Open plan providing indoor outdoor living. uPVC double glazed bow window to front. uPVC double glazed French doors to rear garden. Fitted vertical blinds. Plastered walls and ceiling. Coving. Inset ceiling spotlights to dining area. Door to cupboard housing gas meter, boiler and alarm control unit. Tiled floor. Fitted kitchen finished with gloss wood effect and Black matt doors. Granite and laminate worktops. Stainless steel sink bowl with monobloc tap and tiled splash back's. Integral microwave, oven, eye level grill and induction hob. Chimney style extractor hood. Plumbed for washing machine and dishwasher. Two radiators. Wall mounted electrical consumer unit. To the dining area there is a matching TV unit with wine rack, storage and shelving.

## **FIRST FLOOR**

### **Gallery Landing**

uPVC double glazed window to front. Balustrade and spindled. Fitted carpet. Plastered walls and ceiling. Loft access. Smoke alarm. Airing cupboard housing Worcester Combi gas central heating boiler.

### **Family Bathroom**

uPVC double glazed window to side. Fitted three-piece bathroom suite comprising close coupled WC with push button flush, wall hand wash basin with monobloc tap and drawer unit and shower bath with monobloc tap and mixer shower with curved glass screen. Heated and illuminated vanity mirror. Panel radiator. Floor level LED motion sensor lighting. Tiled walls with mosaic detailing. Laminate flooring. Plastered ceiling. Extractor fan. Vertical wall mounted storage cabinet with gloss doors.

### **Bedroom 1**

uPVC double glazed window to rear. Double wardrobe. Painted exposed floorboards. Plastered walls and ceiling. Radiator.

### **Bedroom 2**

uPVC double glazed window to rear. Radiator. Plaster board ceiling. Fitted double wardrobe. Fitted carpet.

### **Bedroom 3**

uPVC double glazed window to front. Radiator. Plastered walls and ceiling. Exposed painted floorboards.

### **Bedroom 4/Study**

uPVC double glazed window to side. Plastered walls and ceiling. Inset ceiling spotlights. Fitted carpet.

## **EXTERIOR**

The property occupies a mature corner plot siding onto footpath, woodland and river backing onto Llantrisant Road.

### **Front Garden**

Double gated entrance with brick pillars and planters to block paved and decorative stone covered driveway for three cars. Fencing. Mature hedging, variety of shrubs and ornamental trees. Right hand block paved pathway to rear garden. Picket fence and gate providing access to front door, side garden and side pathway leading to

### **Rear Garden**

Mature turfed rear garden. Paved patio areas. Pergola with mature wisteria and block built storage. Built in pond. External power points. Two wooden garden sheds and variety of ornamental shrubs and trees. Lantern light.

## **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](mailto: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** F

**Current heating type** Combi

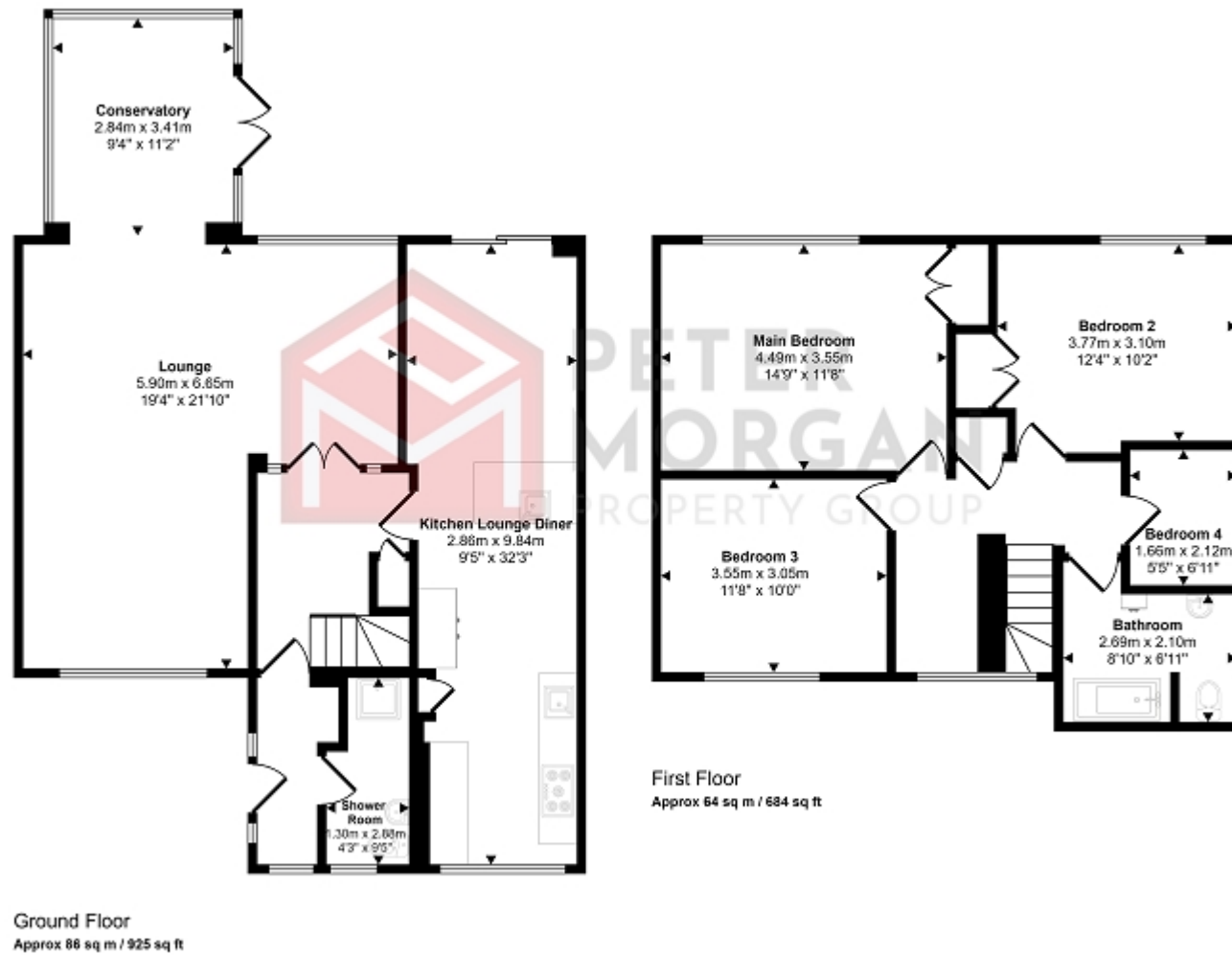
**Tenure** Freehold







Approx Gross Internal Area  
150 sq m / 1610 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 300.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	66	
(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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