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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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Rivendell Heol Y Castell, Duffryn Rhondda, Port Talbot, Neath Port Talbot. SA13 3HA



£425,000

Main Features

- Spacious Detached Bungalow
- Within the Grounds of a 1/3 of an Acre
- Heated Swimming Pool
- Three Reception Rooms
- Three Bedrooms
- Surrounding Views of the Afan Valley
- Double Garage
- Rural Location
- Double glazing and combi gas central heating
- Council Tax Band: E. EPC:C

General Information

THREE BEDROOM DETACHED HOME IN A RURAL LOCATION WITH VIEWS TO THE FRONT OVER THE AFAN VALLEY.

Rivendell is a detached 3 bedroom property providing over 1500 square feet of space, currently providing ample living space for a family. This stunning home is positioned on high ground with approximately 1/3 of an acre of surrounding land, boasting magnificent panoramic views across the Afan Valley, extending across tree lined hills and towards the wonderful surrounding country side. This unique spacious country residence is being sold with vacant possession and offers wonderful potential. Rivendell offers accommodation boasting three double bedrooms, a family bathroom, a kitchen and dining room plus a large lounge with open chimney log burner, additional dining/office room and conservatory offering views to the 24ft length, 12ft width, 4ft depth heated swimming pool. Subject to planning permission the vase loft space in the property also has the potential to build up, to extend this property further. Externally the property offers a double garage with fob controlled electric doors, a sun terrace and BBQ pit overlooking the garden and swimming pool. Viewing comes highly recommended.

Solar panels are installed at the property which are currently owned by the vendor. Fit tariff payment for 2023 £529 (which can vary)

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GROUND FLOOR

Porch

Entrance via wood door with glass side panel. Fitted carpet. Plastered walls. Artexed ceiling. Radiator. Light fitting. Alcove containing clothes rail and alarm. Part glazed wooden panelled door leading to..

Lounge

Double glazed hardwood window. Artex and coved ceiling. Plastered walls. Fitted carpet. Light fitting. Wired smoke alarms. Multiple double sockets. Central room open chimney fireplace with log burner and wooden sleeper. Wall mounted radiator.

Office

Radiator. Telephone points. Double glazed, hardwood frame patio sliding doors leading to..

Conservatory

uPVC glass pitched roof. Double glazed hardwood windows with brick wall surround. Feature round wood frame window. Multiple double sockets. 3 wall lights. Radiator. uPVC double glazed double doors leading to garden.

Dining Room

Part wood part glass panel door leading in. Carpet flooring. Double glazed hardwood windows facing rear aspect with hardwood frame door leading to side access. Under sill radiator. Artex ceiling and coving. Multiple electric sockets. Central ceiling light fitting. Multiple Inset ceiling spotlights.

Kitchen

Double glazed hardwood window to front with open aspect views. Fitted kitchen comprising a variety of wall and base units with complementary worktop surfaces. 1.5 bowl stainless sink unit. Integrated dishwasher. Plumbed for washing machine. Multiple double sockets. Artex ceiling. Fully tiled walls. Coving. Light fitting. 4 ring gas hob with electric oven and grill with glass chimney cooker hood. Wall mounted combi central heating boiler.

Inner Hallway

Fitted carpet. Plastered walls. Artex and coved ceiling. Wired smoke alarm. Light fitting. Doorways leading to multiple rooms.

Bathroom/Wet Room

Double glazed hardwood obscured glazed window. 3 piece bathroom suite in white comprising close coupled w.c with push button flush, hand wash basin set in vanity unit with monobloc tap and double ended inset bath with monobloc tap with tiled surround. Tiled floor. Part tiled walls. Part plastered walls. Walk in assisted shower with double head power shower, vinyl flooring and tiled splashback. Glass screens. Wall mounted heated towel rail. Inset ceiling spotlights.

Bedroom 1

Circular double glazed hardwood window to side. uPVC double glazed window to front with open aspect views. Radiator. Fitted carpet. Fitted wardrobes. Artex and coved ceiling. Plastered walls. Papered feature wall. Multiple electric sockets. Telephone socket.

Bedroom 2

Double glazed hardwood window to rear. Laminate flooring. Artex and coved ceiling. Double radiator. Wallpapered wall with wood panelling. Multiple electric sockets. Light fitting.

Bedroom 3

Double glazed hardwood window to rear aspect. Fitted carpet. Artex and coved ceiling. Double radiator. Wallpapered wall. Multiple electric sockets. Light fitting.

EXTERIOR

Front Garden

Wraparound garden. Block and brick boundary wall. Pathway leading to wooden balustrade decking section.

Side Garden

Entrance via wooden gate. Wrap around garden comprising of paved footpath leading to property. Swimming pool. Minimal steps leading to the rear access of the garage. Additional lawned area contained by newly erected fencing. Sun terrace and patio sitting area with built in BBQ contained by a block built wall.

Garage

Double garage comprising of ceiling strip lighting, concrete floor and multiple electric sockets. Electric fob controlled garage door.

Swimming Pool

Heated swimming pool 12ft width by 24ft length by 4ft deep. Heater is 3 yrs old. Solar panels installed to help with the running cost of the heater.

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.

Solar Panel Details

Currently owned by the vendor, running cost for 2023 via British Gas feed in tariff is £529 annually.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding E

Current heating type Combi

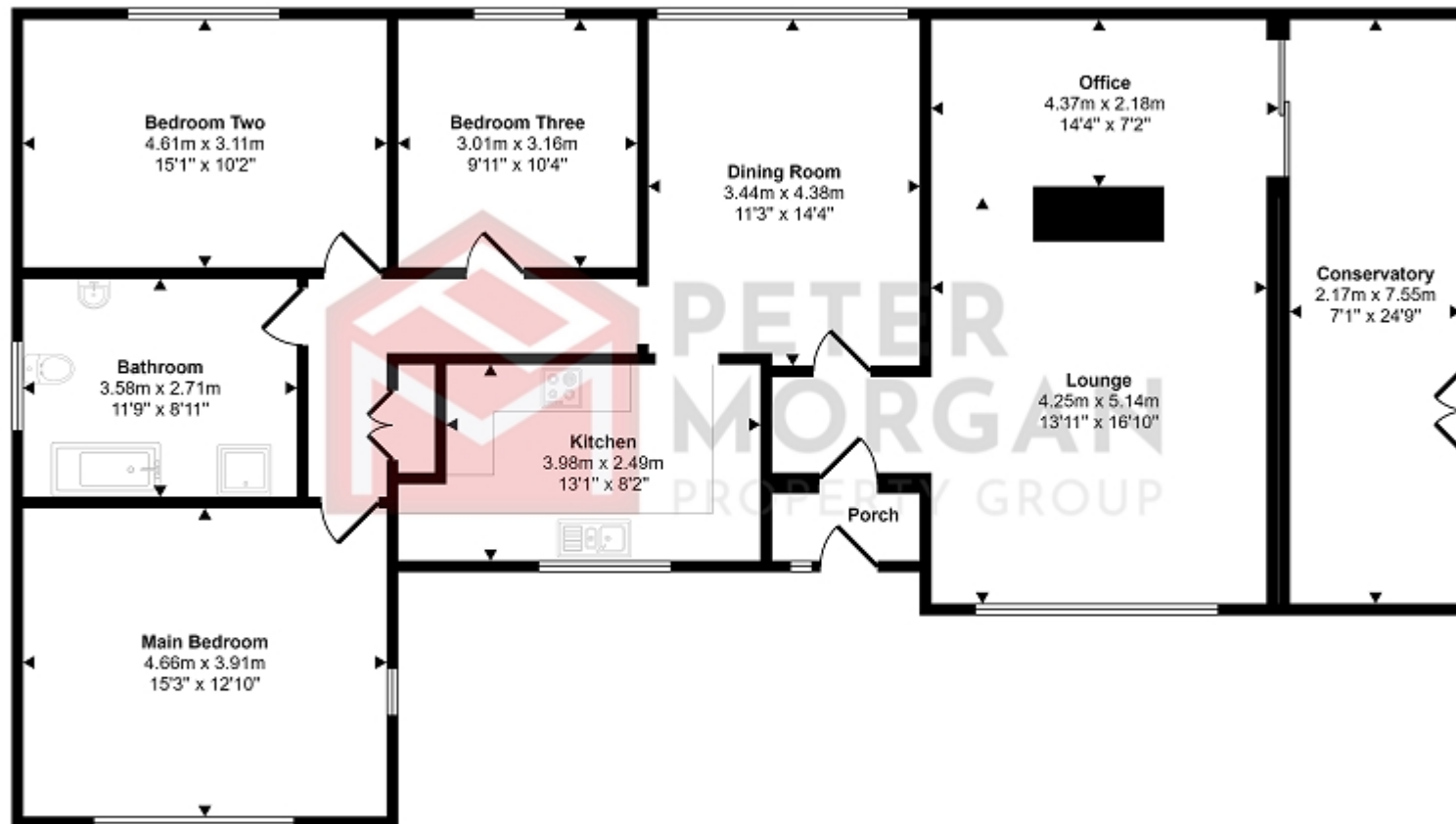
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
145 sq m / 1559 sq ft



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	69	75
(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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