

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
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**The Telegraph**



29 Malus Avenue, Llantwit Fardre, Pontypridd, Rhondda Cynon Taff. CF38 2PZ



**£195,000**

## Main Features

- Semi detached house
- Culdesac location
- 2 bedrooms
- Fitted kitchen/ breakfast room
- First floor shower room
- Gas central heating
- uPVC double glazing
- Gardens to front and rear
- Freehold
- Council tax band: D. EPC: D

## General Information

This nicely presented two bedroom semi detached house situated in a cul-de-sac location on the popular Chandlers Reach development at Llantwit Fardre.

Convenient for all local amenities including the new A473 bypass road, give easy access to Pontypridd, Talbot green and the M4.

## GROUND FLOOR

### Hallway

uPVC double part glazed entrance door. Fitted carpet. Carpeted stairs to 1st floor. White panelled door to lounge.

### Lounge

uPVC double glazed window to front with vertical blinds. Radiator. Fitted carpet. Wooden fireplace surround with marble hearth and back plate. White panelled door to kitchen/ breakfast room.

## Kitchen/Breakfast Room

uPVC double glazed window to rear. uPVC double glazed French doors to rear garden. A range of white wall and base units with black marble effect work surfaces. Inset white sink unit. Plumbed for automatic washing machine. Gas cooker point. Electric cooker point. Cooker hood. Cupboard housing wall mounted Gas central heating boiler. Ceramic tiled flooring. Tiled splash back. Radiator.

## FIRST FLOOR

### Landing

uPVC double glazed window to side with vertical blind. Plastered walls. Loft access. White panelled doors giving access to bedrooms and shower room. Airing cupboard with pre-lagged hot water cylinder.

### Shower Room

uPVC double glazed window to rear. Chrome heated towel rail. White suite comprising low level WC, wall mounted wash hand basin and corner shower cubicle with electric shower unit. Fully tiled walls.

### Bedroom 1

uPVC double glazed square bay window to front with vertical blinds. Radiator. Fitted carpet Plastered walls. Wardrobe recess plus additional storage cupboard.

### Bedroom 2

uPVC double glazed window to rear. Vertical blinds. Radiator. Plastered walls. Coved ceiling. Fitted carpet.

## EXTERIOR

### **Front Garden**

Principally laid to lawn with flower and shrub border. Driveway. Side pedestrian access.

### **Rear Garden**

Enclosed rear garden, principally laid to lawn with raised flower border. Laid to patio. Garden shed. Greenhouse. Side pedestrian access.

### **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).

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

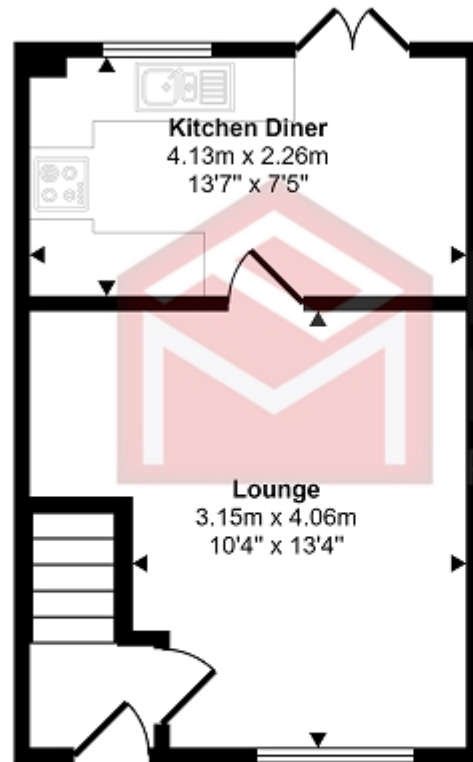
**Current council tax banding** D

**Current heating type** Gas

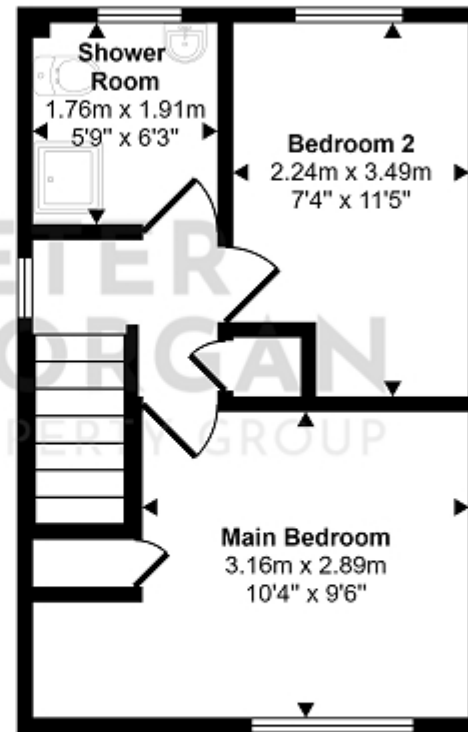
**Tenure (To be confirmed)** Freehold



Approx Gross Internal Area  
54 sq m / 582 sq ft




Ground Floor  
Approx 27 sq m / 289 sq ft



First Floor  
Approx 27 sq m / 293 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+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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