

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



43 Milton Close, Beddau, Pontypridd, Rhondda Cynon Taff. CF38 2TN



PETER MORGAN

£174,950

Main Features

- Two bedroom
- Semi-detached
- Driveway parking
- Enclosed Rear Garden
- uPVC double glazed
- Combi Boiler
- EPC - to be confirmed
- Council Tax - B
- FREEHOLD

General Information

Peter Morgan Property Group are pleased to offer this two bedroom semi-detached family home situated within walking distance of the local shops and stores. Offering extended kitchen/dining room, W.C and driveway parking. Talbot Green & Jct 34 of the M4 motorway are both within 5 minutes car drive.

Internally this property offers ground floor lounge, open plan kitchen/ dining room and W.C. First floor landing, 2 double bedrooms and family bathroom.

Externally this property offers drive way parking. side access to family sized enclosed rear garden.

GROUND FLOOR

Porch

uPVC double glazed window. Door to side.

Lounge

uPVC double glazed window to front. Fitted carpet. Fireplace with surround. Radiator.

Kitchen / Dining Room

uPVC double glazed windows and patio doors to rear.

Fitted kitchen with a range of wall and floor units. Stainless steel extractor fan. Tile effect flooring. Breakfast bar. Plumbed for washing machine. Space for family size table and chairs.

W.C.

uPVC double glazed window. 2 piece suite comprising W.C and wash hand basin.

FIRST FLOOR

Family Bathroom

uPVC double glazed window. Fitted bathroom suite offering bath with overhead shower and glass shower screen, W.C, and wash hand basin. Tiled flooring.

Bedroom 1

uPVC double glazed window. Fitted carpet. Access to storage. Radiator.

Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Radiator.

EXTERNAL

Front

Driveway parking.

Rear Garden

Family sized enclosed rear garden. Laid with decorative stone and lawned area.

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).

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

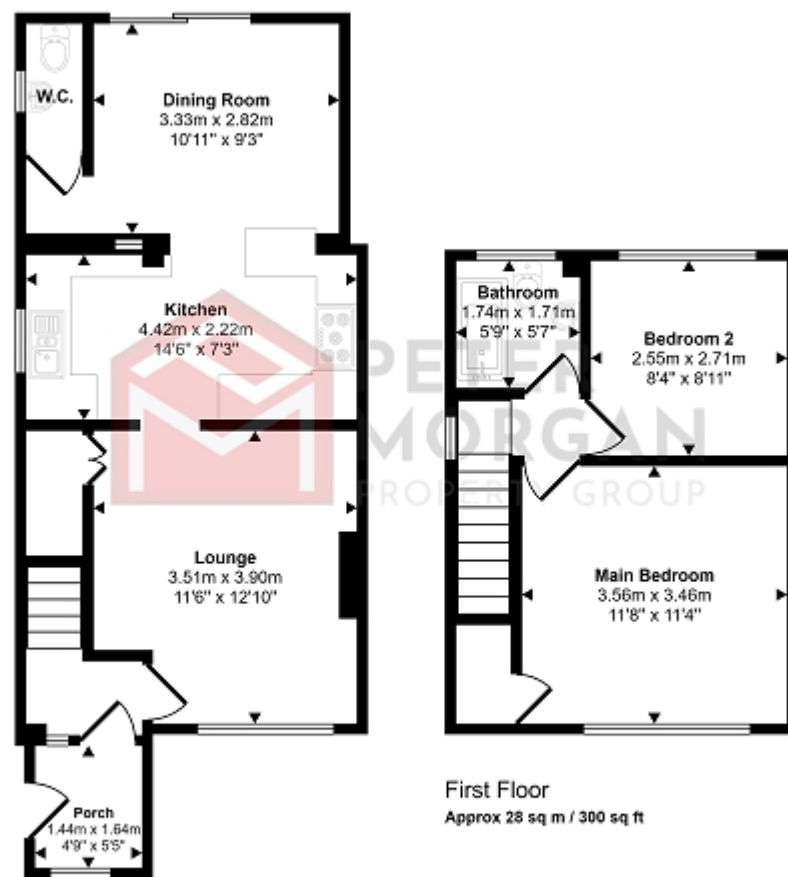
Current council tax banding B

Current heating type Combi

Tenure Freehold




Approx Gross Internal Area
72 sq m / 772 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft

First Floor
Approx 28 sq m / 300 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		
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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