

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



Longreach Forest Road, Llanharry, Pontyclun, Rhondda Cynon Taff. CF72 9JF



**£420,000**



## Main Features

- NO ONWARDS CHAIN!
- Detached Four Bedroom
- 2 Bathrooms & 1 Toilet
- Detached Garage & Driveway  
Offering Off Road Parking
- Freehold
- Enclosed rear garden with patio
- En-Suite To Master Bedroom
- Professional CCTV & Alarm System
- EPC - C
- Council Tax - E

## General Information

No Chain...Peter Morgan Property Group are delighted to bring to market this well proportioned Family Size home. Local Shops & Schools are convenient & the Pontyclun Shops.

The local Rail Station is within 7/10 Mins Car Drive. Internally offering four double bedrooms and one with En-suite. Family Bathroom. Fitted Kitchen with Dining Room. Downstairs W.C. Study and Utility room. Hardwired security alarm. Family size conservatory. Externally offering double gated entrance and Off Road Parking. Side access to family sized enclosed rear patio Garden. Converted loft room with Velux windows. Day and Night CCTV cameras. Potential for extension

## GROUND FLOOR

### Conservatory Area

Double glazed windows. Fitted carpet.

### Lounge/ Dining Area

Lounge/diner

Double glazed windows to front. Wood flooring. Radiator. Double glazed sliding doors to rear.

### Kitchen/Utility

Kitchen/diner.

Double glazed windows to rear. Fitted kitchen with a range of wall and floor cupboards base. Marble effect worktops. Space for range cooker. Extractor fan. Single drainer with central mixer tap. Space for family size table and chairs. Radiator.

### W.C.

White tiled splash back's. WC. & wash hand basin. Extractor fan.

### Utility / Storage Area

Combi boiler. Plumbing for washing machine. Space for tumble dryer.

## FIRST FLOOR

### Landing

Fitted carpet. Access to bedrooms and bathroom.

### Main Bathroom

uPVC window to rear. Three piece White bathroom suite with Black tiled splash back. Wall mounted glass shower screen. Spotlights. Extractor fan.

### Main Bedroom

Double glazed window to front. Wood effect flooring. Radiator. Access to attic. Access to ensuite.

### En Suite

Double glazed window to front. WC, wash hand basin and mains shower cubicle. Tiled flooring. Spotlights.

### Bedroom 2

Double glazed window to front. Partially carpeted. Wood flooring. Access to attic. Radiator.

### Bedroom 3

Double glazed window to rear. Wood flooring. Radiator.

### Bedroom 4

Double glazed window to rear. Wood effect flooring. Radiator.

## EXTERNAL

### Front

Double gated entrance. Area of mature shrubs. Ample amount of off road parking with access to garage.

### Rear Garden

Enclosed rear garden. Low maintenance patio, decorative stones and mature shrubs. Side entrance to side of property.

### Garage

Up and over garage door with electric and lighting.

### 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 (not tested)

**Current council tax banding** E

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

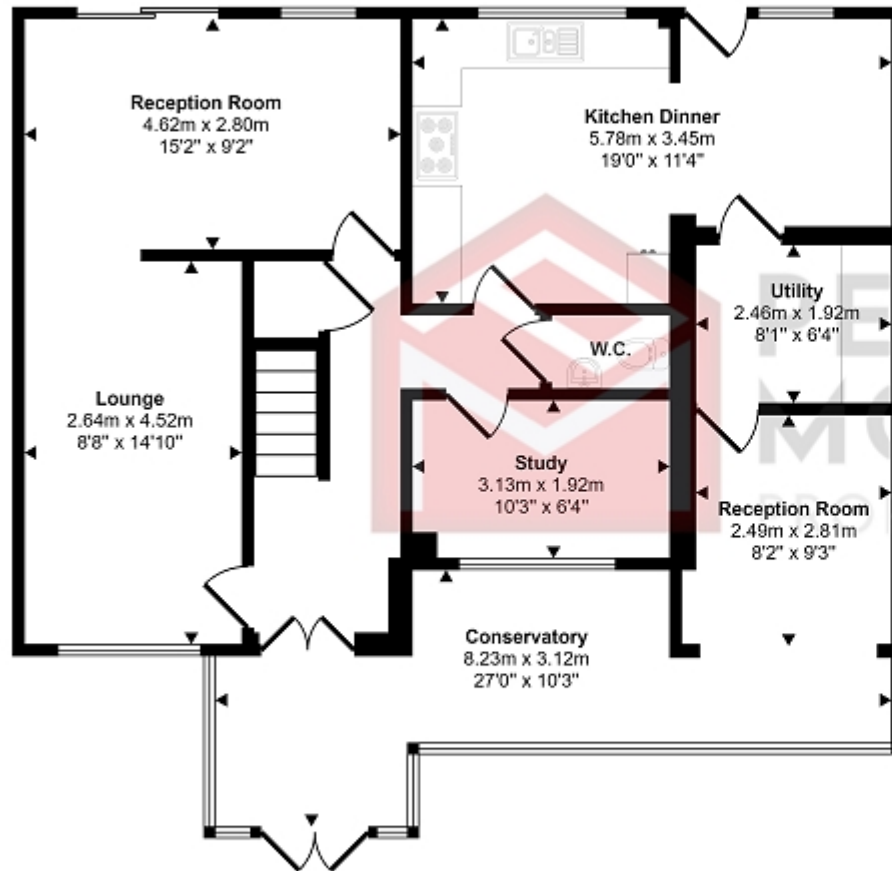




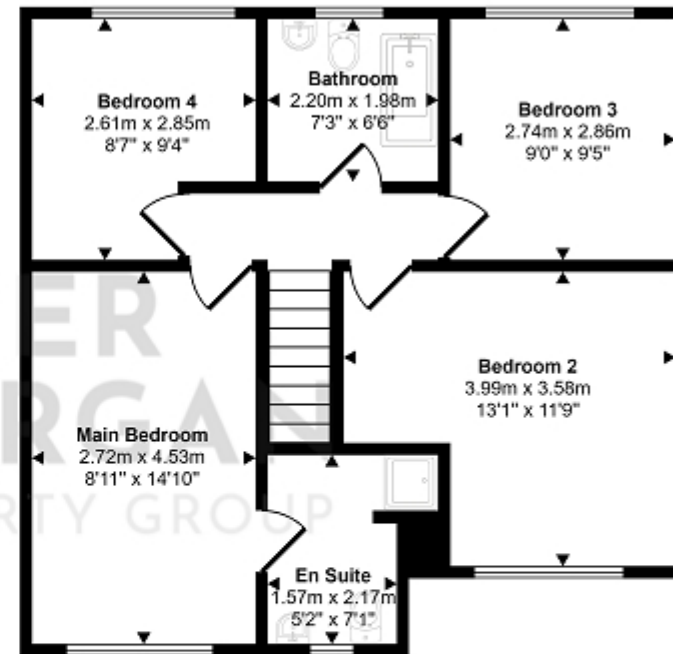




Approx Gross Internal Area  
147 sq m / 1587 sq ft



Ground Floor  
Approx 92 sq m / 987 sq ft



First Floor  
Approx 56 sq m / 600 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>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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