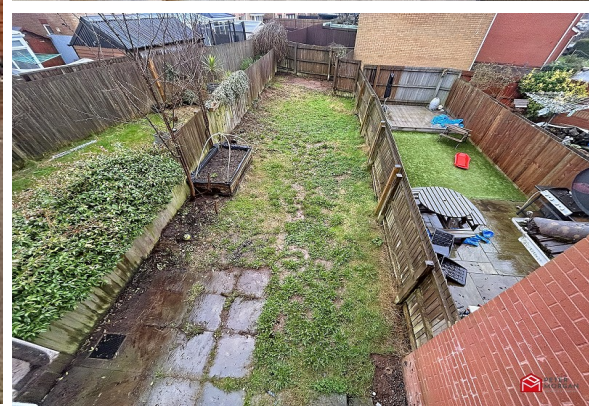


THE GUILD  
PROPERTY  
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2021  
WALES  
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**The Telegraph**



44 Clos Springfield, Talbot Green, Rhondda Cynon Taff. CF72 8FE



**£218,250**



### Main Features

- NO CHAIN
- Two Bedroom
- Mid-Terraced
- Enclosed rear garden
- Downstairs W.C
- Driveway
- EPC - C
- Freehold
- Council Tax -C

### General Information

Peter Morgan Property Group are delighted to bring to the market this Two bedroom Mid-Terraced home situated on the ever popular Clos Springfield development and being within walking distance of the local amenities of Talbot Green, Pontyclun is within walking distance also with J34 of the M4 motorway being within 5 minutes car drive also.

Internally offering Entrance porch. downstairs W.C, Lounge and Kitchen/diner. First floor offering family bathroom and Two bedrooms.

Externally this property offers parking for 2 cars to the front, enclosed garden to the rear.

### GROUND LEVEL

#### Entrance Porch

uPVC double glazed window, newly fitted carpet, access to W.C and Lounge

#### W.C.

uPVC double glazed window, W.C with wash hand basin and vanity base unit.

#### Lounge

uPVC double glazed window to front, newly decorated and newly fitted carpet

### Kitchen

uPVC double glazed window to rear, Fitted kitchen with a range of wall and floor cupboards with contrasting worktops, integrated oven and hob, stainless steel sink with drainer, newly laid wood effect flooring, access to rear garden

### FIRST FLOOR

#### Family Bathroom

uPVC double glazed window, fitted bathroom suite offering W.C, wash hand basin with vanity base unit, mains shower over bath, newly fitted wood effect flooring

#### Bedroom 1

2 uPVC double glazed windows to front, newly fitted carpet, recently decorated, access to storage

#### Bedroom 2

uPVC double glazed windows to rear, newly fitted carpet, recently decorated

### EXTERNALLY

#### Front

Off road parking for 2 cars

#### Rear Garden

Enclosed rear garden, patio with area of lawn

#### Viewings

Strictly By Appointment Only

#### Utilities

Mains electricity, mains water, mains gas, mains drainage (services not tested)

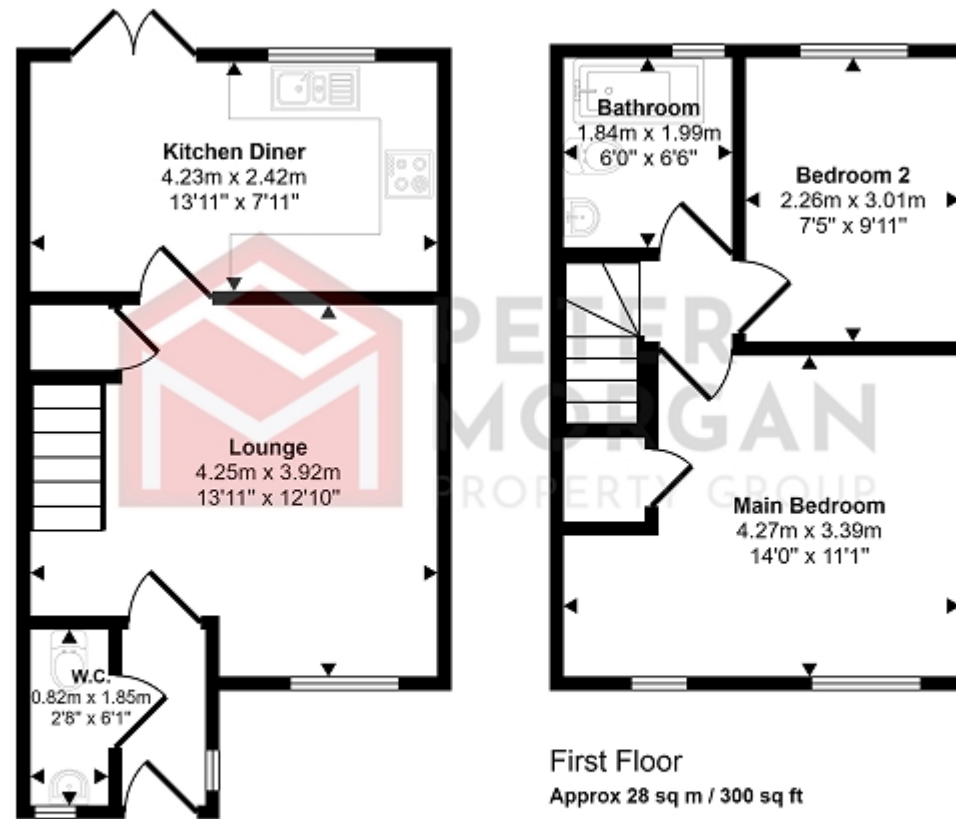
<b>Current council tax banding</b>	C
<b>Current heating type</b>	Gas
<b>Tenure (To be confirmed)</b>	Freehold







Approx Gross Internal Area  
58 sq m / 624 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>		91
(69-80) <b>C</b>	76	
(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.

### Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

### Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF



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Talbot Green Branch  
Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF  
talbotgreen@petermorgan.net  
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03300 563 555

