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2021  
WALES  
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GOLD WINNER

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PETER MORGAN

**18 Nant-y-coed, Thomastown, Tonyrefail, Porth, Rhondda Cynon Taff. CF39 8FB**

**£230,000**

## **Main Features**

- Three bedroom mid link home
- Far reaching views from rear
- Open plan lounge/ dining/ kitchen
- Family bathroom and ground floor cloakroom
- Off road to front for 2 cars
- Approximately 9 miles to the M4
- Approximately 6 miles to the Royal Glamorgan Hospital of Wales
- Approximately 19.7 miles to Cardiff Bay
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC:D

## **General Information**

THREE BEDROOM BOASTING FAR REACHING VIEWS FROM REAR GARDEN, OPEN PLAN LOUNGE/ DINING/ KITCHEN uPVC DOUBLE GLAZED DOORS TO REAR OFFERING INDOOR/OUTDOOR LIVING, OFF ROAD PARKING FOR 2 CARS AND MORE!

Approximately 9 miles to the M4, approximately 6 miles to the Royal Glamorgan Hospital of Wales and approximately 19.7 miles to Cardiff Bay.

The accommodation comprises ground floor entrance hall, cloakroom and open plan kitchen/ lounge/ dining room. First floor landing, family bathroom and 3 bedrooms. The exterior offers off road parking to front and enclosed rear garden with far reaching views of mountains.

The property benefits from uPVC double glazing and combi gas central heating. Fitted blinds to remain.

## **GROUND FLOOR**

### **Hallway**

uPVC double glazed door. Laminate flooring. Radiator. Plastered walls and ceiling. Access to open plan kitchen / lounge / dining room. Door to..

### **Cloakroom**

uPVC double glazed window to front. 2 piece suite comprising w.c and wash hand basin set in vanity unit. Electrical consumer unit.

### **Open Plan Kitchen/ Dining Room/ Lounge**

uPVC double glazed window to front. Wood effect flooring throughout. Two radiators. Plastered walls and ceiling with inset ceiling spotlights. A range of wall mounted and base units with marble effect worktops. Freestanding breakfast island with Oak worktop. Ceramic sink with drainer and central mixer tap. White splashback. Lamona gas hob and Lamona electric oven. Integrated fridge freezer. Lamona dishwasher and washing machine. Worcester combi gas central heating boiler. Space for dining table and chairs. uPVC double glazed window and patio doors to rear.

## **FIRST FLOOR**

### **Landing**

Fitted carpet. Access to attic. Decorative light fitting. Plastered walls and ceiling. Mains hardwired smoke alarm.

### **Family Bathroom**

uPVC double glazed window to rear. 3 piece suite in white comprising w.c, hand wash basin with tap set in vanity unit and panelled bath with overhead Triton electric shower. Fully tiled walls. Plastered ceiling. Extractor fan. Wall mounted chrome towel rail. Decorative tile effect flooring.

### **Bedroom 1**

uPVC double glazed window to front. Fitted carpet. Plastered walls and ceiling. Radiator.

## Bedroom 2

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

## Bedroom 3

uPVC double glazed window to front. Plastered walls and ceiling. Wood effect flooring. Radiator.

## EXTERIOR

### Front Garden

Off-road parking. uPVC double glazed door to porch. Boarder with decorative stones. Far reaching views.

### Rear Garden

Enclosed rear garden with paved patio leading to artificial grass and decking area. Far reaching views of mountains. Outside tap.

## 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).

## 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

## Current council tax banding

C

## Current heating type

Combi

## Tenure

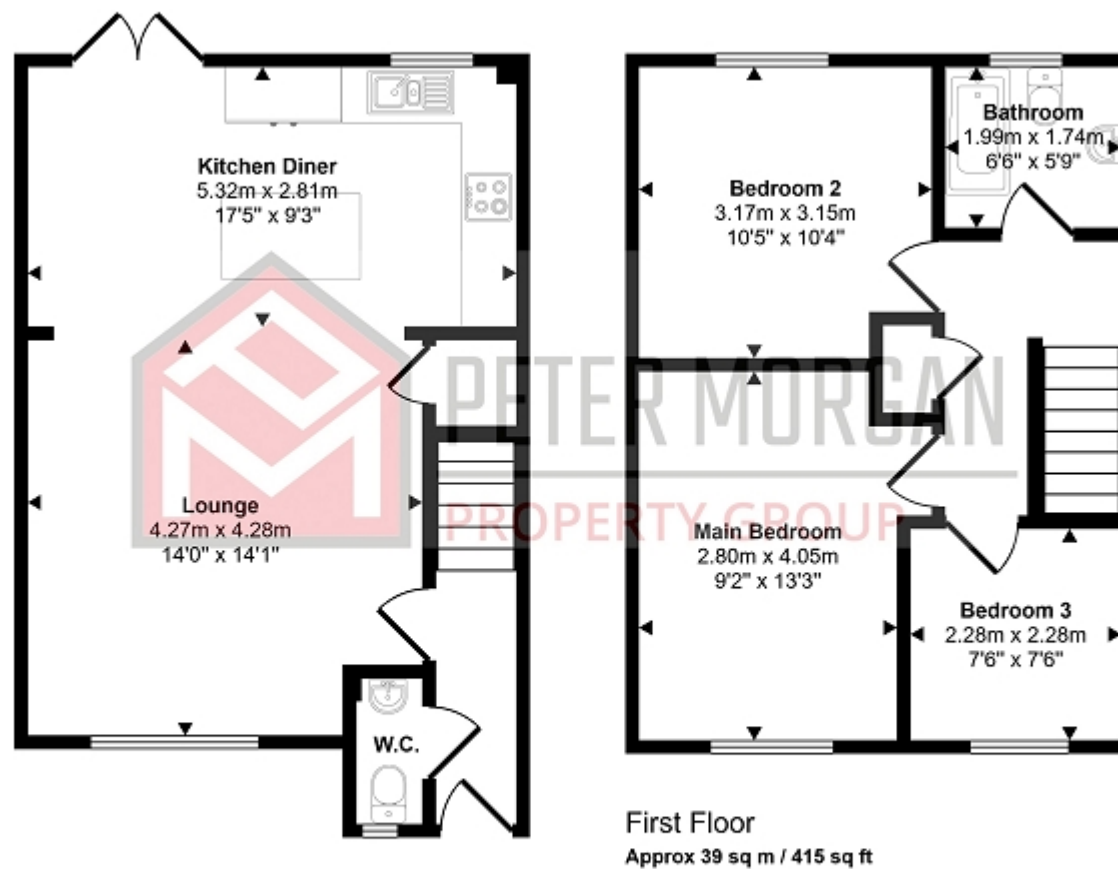
Freehold








Approx Gross Internal Area  
78 sq m / 844 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.

# 18 Nant-y-coed, Thomastown, Tonyrefail, Porth, Rhondda Cynon Taff. CF39 8FB

| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92+) <b>A</b>                                     |                         |   |
| (81-91) <b>B</b>                                   |                         | 84  |
| (69-80) <b>C</b>                                   |                         |   |
| (55-68) <b>D</b>                                   | 68                      |   |
| (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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# PETER MORGAN



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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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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