

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



57 Manor Chase, Beddau, Pontypridd, Rhondda Cynon Taff. CF38 2JE



£167,500

Main Features

- 2 Bedroom
- End of terrace
- Off-road parking
- Fitted Kitchen
- Fitted Bathroom
- Rear Garden
- Close to amenities
- EPC - C
- Council Tax - C
- Freehold

General Information

Peter Morgan Property Group are delighted to share this end of terrace, 2 bed house on the popular location of Manor Chase, Beddau.

Situated in a convenient location allowing itself for easy access to the Church Village bypass and the M4.

The property comprises ground floor hall, lounge and kitchen/ dining room. First Floor landing, bathroom and 2 bedrooms. Externally the property has an open plan garden to front offering off-road parking and garden to rear.

The property benefits from uPVC double glazing and combi gas central heating. Please visit our new and improved website for more information.

GROUND FLOOR

Hall

Wood effect flooring. Access to lounge.

Lounge

uPVC double glazed window to front. Wood effect flooring. Light fitting Door to kitchen.

Kitchen / Dining Area

uPVC double glazed window and door to rear garden .Fitted kitchen with a range of wood effect wall and base units and contrasting worktops. Stainless steel sink unit. Plumbed for washing machine. Integral gas hob with electric oven. White tiled splash backs. Space for dining table and chairs.

FIRST FLOOR

Bathroom

Fitted 3 piece bathroom suite with W.C ,wash hand basin and bath with overhead shower. Tile effect flooring. Fully tiled walls.

Bedroom One

uPVC double glazed window to front. Fitted carpet. Fitted wardrobe. Radiator.

Bathroom Two

uPVC double glazed window to rear. Wood effect flooring. Radiator.

EXTERIOR

Front Garden

Off-road parking. Laid to lawn. Access to rear garden.

Rear Garden

Enclosed rear garden laid to patio leading 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 option 3 or email us at ben@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains drainage, mains gas, mains water, mains electricity

Current council tax banding

C


Current heating type

Combi

Tenure

Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	73	
(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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