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FOR SALE
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8 Bronhaul, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8HW



Exclusive

£250,000

Main Features

- Semi Detached House
- Two Reception Rooms
- Fitted Kitchen
- Separate Utility Room & Cloaks
- Three Bedrooms
- Family Bathroom
- Landscaped Gardens
- Off Road Parking
- Y PANT CATCHMENT

General Information

Peter Morgan Property Group are delighted to offer to the market this nicely presented three bed semi detached house in the popular area of Talbot Green. The property benefits from a Superb Garden, Three Bedrooms. Off Road Parking, easy walking to the Talbot Green Retail Park - Y Pant School catchment area.

GROUND FLOOR

Entrance Porch

UPVC double glazed Half glazed entrance door with matching side windows, radiator, ceramic flooring, half glazed door to :

Lounge

UPVC double glazed window to front with wooden venetian blind, two radiators, fitted carpet, half glazed door to dining room, smooth finish to walls and ceiling, stairs to 1st floor, wired for two wall lights.

Dining Room

Double opening UPVC double glazed French doors leading out onto deck to rear garden, marble fireplace with living flame effect electric fire, laminate style flooring, smooth finish to walls and ceiling, coved ceiling, radiator, large open archway leading to:

Kitchen

UPVC double glazed window to side, Extensively fitted with a range of light wood effect fronted wall and floor units and black marble effect work surfaces, inset single drainer stainless steel sink unit, tiled splashbacks, built under electric oven and gas hob with stainless steel canopy hood, integral dishwasher with deco panel, space for fridge/freezer, smooth finish to walls and ceiling, ceramic tile flooring, Coved ceiling, door to utility room/Rear hall.

Utility Room

UPVC double glazed window to side, UPVC double glazed door to front, ceramic tiled flooring, under stairs storage cupboard, plumbed for automatic washing machine, space for tumble dryer, wall unit, tiled splash areas, radiator, door to cloakroom.

Cloakroom

White low-level WC, Wall mounted wash hand basin, radiator, UPVC double glazed window, ceramic tiled flooring, smooth finish to walls and ceiling, tiled splash back.

FIRST FLOOR

Landing

Fitted carpet, smooth finish to walls and ceiling, loft access, airing cupboard with radiator and wall mounted gas combination central heating boiler.

Bedroom One

UPVC double glazed window to front, radiator, fitted carpet, smooth finish to walls and ceiling, sunken spotlights, fitted single wardrobe.

Bedroom Two

UPVC double glazed window to rear, radiator, fitted carpet, smooth finish to ceiling, sunken spotlights, range of freestanding wardrobes along one wall.

Bedroom Three

UPVC double glazed window to rear, radiator, fitted carpet, smooth finish to walls and ceiling, sunken spotlights.

Bathroom

White suite comprising low-level WC, pedestal wash hand basin, panelled bath with electric shower over, chrome heated towel rail, laminate style flooring, smooth finish to ceiling, UPVC double glazed window to front.

Outside

Front

Mainly hard landscaped with various patio areas and Coxwell stone coloured gravel areas flower and shrub borders pathway to side leading to rear garden, off-road parking, Water tap.

Rear Garden

The rear garden is a very pleasant feature of this property and must be viewed to be appreciated. Enclosed on all sides and extensively landscaped into various different areas, starting with newly laid patio area of the dining room, various plum coloured slate pathways leading through the garden, ornamental fish pond, flower and shrub borders, circular patio areas. The bottom of the garden has been cordoned off to create a substantial vegetable patch area with raised beds and greenhouse.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding C


Current heating type Gas

Tenure (To be confirmed) Freehold





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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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