

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



21 Pen Bryn Hendy, Miskin, RCT. CF72 8QX



£199,950

Main Features

- Open Plan Lounge / Dining Room
- Fitted Kitchen with some appliances
- Two Bedrooms
- Bathroom with Shower
- Enclosed Rear Garden not Overlooked
- Driveway for Off Road Parking
- Double Glazed
- Gas central Heating
- Tax Band: C EPC Rating : C

General Information

For Sale with Peter Morgan Property Group this Modern 2 bed Mid Link Style Home nicely presented Throughout. Convenient for Pontyclun Shops & Local Rail Station. J34/M4 Only a Few Minutes Away as is Talbot Green Retail Park. No Chain.

Entrance Hall

Upvc entrance door with double glazed centre panels, radiator, vynolay type floor covering.

Open Plan Lounge/ Dining Room

Upvc double glazed patio doors to rear garden, fitted carpet, stairs to first floor with fitted carpet, open area under stairs, radiator.

Kitchen

High gloss white finish to door and drawer fronts, kitchen tall cupboard, integrated stainless steel finish cooker with gas hob and stainless steel finish and curved glass extractor fan/canopy over, walls partly tiled to working surface areas, double glazed, Glow-Worm gas fired central heating boiler, vynolay type floor covering.

FIRST FLOOR

Landing

Fitted carpet, access to loft, built in linen cupboard.

Bedroom One

Fitted carpet, radiator, double glazed, built in double wardrobe.

Bedroom Two

Fitted carpet, radiator, double glazed, built in single wardrobe.

Bathroom

White suite comprising panelled bath with Triton T80 electric shower, pedestal wash hand basin, WC, walls fully tiled around bath and half tiled to the remainder, radiator, double glazed, vynolay type flooring.

Outside

Driveway for off road parking.

Rear Garden

Is enclosed and has a stone finish sitting area leading to a mainly lawned rear section.

Note

We are given to understand that the property will be available from October 2024 - however viewings are available now by appointment with our offices

Viewings

By appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding	C
Current heating type	Combi
Tenure (To be confirmed)	Freehold



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POSITIVELY MOVING


Awaiting Image

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21 Pen Bryn Hendy

We warrant ourselves to be qualified to provide the services of the agents named here, appointment of agents, whether named here or otherwise, does not constitute an endorsement or responsibility for any loss, damage or expense incurred. The agents for this estate are not responsible for any loss or damage to any property or possessions. For further details, please contact the agents named here or visit our website at www.nicholas-michael.com.
Date: 14/11/2024 10:28:28

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C	72	
(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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