

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



22 Nightingale Gardens, Church Village, Rhondda Cynon Taff. CF38 1GB



£350,000

Main Features

- Four Bedroom Town House
- Two En Suite's plus Family Bathroom
- Lounge
- Kitchen - Breakfast Room
- Ground Floor Cloak Room
- Garage plus parking
- Garden
- Freehold
- Council Tax:E
- EPC rating: C

General Information

Peter morgan property group are pleased to offer For Sale this four bedroom town house styled family home situated on this popular development and being only a short distance from the local amenities including Church Village by pass with great links into Talbot Green as well as J34 of the M4 motorway, the property is being let unfurnished and is available now

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

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding E

Current heating type Gas

Tenure (To be confirmed) Not Specified





GROUND FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.6 SQ.M.)




2ND FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)



38 NIGHTINGALE GARDENS
TOTAL APPROX. FLOOR AREA 1549 SQ.FT. (143.9 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency at the time of completion.
Made with Mapbox 00015

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(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.



PETER MORGAN

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