



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



Main Features

- Four Bedroom Town House
- Two En Suite's plus Family Bathroom
- Lounge
- Kitchen Breakfast Room
- Ground Floor Cloak Room

General Information

- Garage plus parking
- Garden
- Freehold
- Council Tax:E
- EPC rating: C

Note

We are giver to understand that the property will be available from October 2024 - however viewing's 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

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













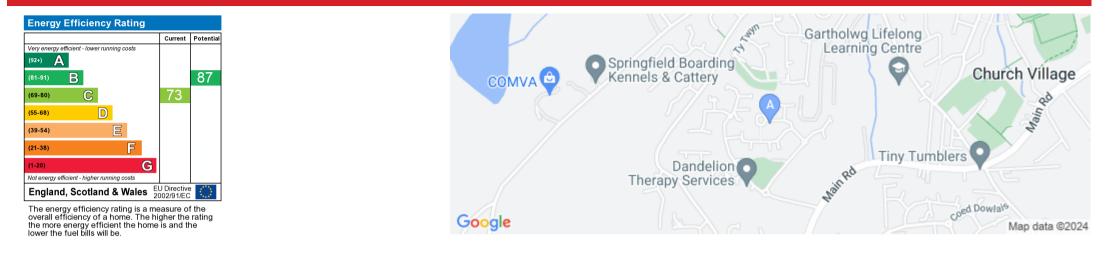








22 Nightingale Gardens, Church Village, Pontypridd, Rhondda Cynon Taff. CF38 1GB



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 £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.

Neath Port Talbot Head Office	Neath Port Talbot	Neath Port Talbot Financial Services	Bridgend	Maesteg	Talbot Green
npt@petermorgan.net	lettings@petermorgan.net	financial@petermorgan.net	bridgendcounty@petermorgan.net	bridgendcounty@petermorgan.net	talbotgreen@petermorgan.net
33-35 Windor Road,	33-35 Windor Road,	33-35 Windor Road,	16 Dunraven Place,	135 Commercial St,	Ty Gwyn, 38 Talbot Road
West Glamorgan	West Glamorgan	West Glamorgan	Mid Glamorgan	Mid Glamorgan	Talbot Green, Pontyclun
SA11 1NB	SA11 1NB	SA11 1NB	CF31 1JD	CF34 9DW	CF72 8AF





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