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nicholas
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FOR SALE
01443 224 000

42 Chandlers Reach, Llantwit Fardre, Pontypridd, Rhondda Cynon Taff. CF38 2NJ



PETER MORGAN

£274,999

Main Features

- Three bedroom
- Semi-Detached
- Lanscaped and enclosed rear garden
- Off road parking
- Family shower room
- Kitchen/Dinner
- EPC - D
- Council Tax - D
- South facing rear garden
- Tenure FREEHOLD

General Information

Peter Morgan Property Group are please to bring to market this 3 bedroom semi detached family home, set in a small cul de sac on the desirable Chandlers Reach development in LLantwit Fardre. Offering 2 double and 1 single bed room, Renovated upstairs shower room. Renovated kitchen and family sized lounge leading to enclosed rear landscaped garden.

Lounge

UPVC double glazed doors to rear, wood effect flooring, living flame gas fire with surround.

Kitchen / Dining Room

UPVC double glazed windows, fitted kitchen with a range of wall and floor cupboards with contrasting marble effect worktops, range cooker with wall mounted extractor fan, additional integrated electric oven,space for washing machine, stainless steel sink with drainer, tiled flooring.

FIRST FLOOR

Family Shower Room

UPVC double glazed windows, fitted shower room with double walk in shower cubicle with wall mounted glass shower screen, W.C, wash hand basin with vanity base unit, wall mounted heated towel rail

Bedroom 1

Double bedroom offering UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom 2

Double bedroom offering UPVC double glazed window to rear,wood effect flooring, radiator.

Bedroom 3

UPVC double glazed window, wood effect flooring, radiator.

Front

Off road parking, path with area of lawn leading to front door, side access to rear.

Rear Garden

SOUTH FACING enclosed rear garden, landscaped with patio and decorative stones, timber framed pergola

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding D

Current heating type Combi

Tenure (To be confirmed) Not Specified





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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Talbot Green Branch
Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF
talbotgreen@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

