



14 Cwrt Y Garth, Beddau, Rhondda Cynon Taff. CF38 2JH



PETER MORGAN

£165,000

Main Features

- Mid Terraced House
- Two Bedroom
- Lounge
- Kitchen / Breakfast Room
- Gas C.H.
- Parking
- Garden
- EPC Rating: C Council Tax Band: C
- Available October 2024

General Information

Peter Morgan Property Group are pleased to offer For Sale this Two bedroom mid terraced house set in a cul-de-sac of similar modern properties on the Manor Chase Development at Beddau. Few minutes drive to the By-Pass road giving easy access to the retail parks of Talbot Green and the M4 at Miskin (J34)

Accommodation

Entrance

Part glazed UPVC double glazed entrance door leading to lounge:

Lounge

UPVC double glazed window to front, laminate style flooring, two radiators, smooth finish to walls, carpeted stairs first floor, white panel door to kitchen /breakfast room, cloaks storage cupboard.

Kitchen/Breakfast Room

UPVC double glazed window to rear, half glazed UPVC double glazed door to rear, fitted with a range of white fronted wall and floor units with marble effect work surfaces, radiator, floor covering, plumbed for automatic washing machine, space for tumble dryer, inset single drainer stainless steel sink unit, wall mounted gas combination central heating boiler, tiled splash areas, built under oven and hob with stainless steel canopy hood.

FIRST FLOOR

Landing

Linen storage cupboard, fitted carpet, loft access, white panel doors giving access to bedroom and bathroom accommodation.

Bedroom One

Bedroom one: UPVC double glazed window to front, radiator, laminate style flooring, fitted wardrobe, smooth finish to walls.

Bedroom Two

UPVC double glazed window to rear, radiator, laminate style flooring, smooth finish to walls.

Family Bathroom

UPVC double glazed window to rear, white suite comprising low level WC, pedestal wash hand basin, panel bath with electric shower over, tiled splash areas, radiator, floor covering.

Outside

Front

Parking space, garden area.

Rear Garden

Paved patio area further hard landscape sitting area, lawn, enclosed on all sides.

Tenure

Freehold

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

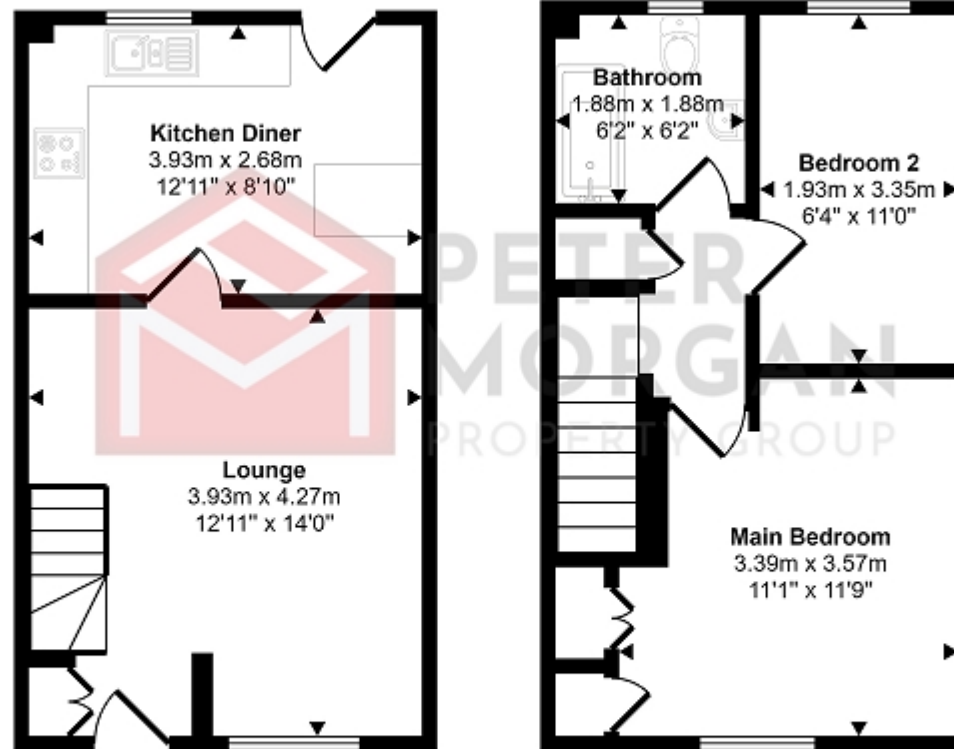
Current council tax banding C

Current heating type Combi

Tenure Not Specified




Approx Gross Internal Area
56 sq m / 606 sq ft



Ground Floor
Approx 28 sq m / 300 sq ft

First Floor
Approx 28 sq m / 306 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(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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PETER MORGAN

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