

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



White Poppy Talbot Road, Talbot Green, Rhondda Cynon Taff. CF72 8AH



PETER MORGAN

**£420,000**

## Main Features

- NO CHAIN
- Four Bedroom
- Detached
- Y Pant Catchment
- Enclosed rear garden
- Off Road Parking
- FREEHOLD
- EPC - C
- Council Tax - E

## General Information

Peter Morgan Property Group are pleased to bring to market this rare to market Four bedroom family home in the heart of Talbot Green. Situated near access to the M4 and Talbot Green Retail Park.

Ground floor this property offers Lounge. Kitchen diner. W.C and access to rear garden.

First floor offers three bedrooms and family bathroom.

Second floor offers double bedroom with access to En-suite.

Y Pant Catchment.

## Accommodation

### GROUND FLOOR

#### Lounge

UPVC double glazed window to front. Fitted Carpet. Access to storage.

### Kitchen / Dining Room

UPVC double glazed window to rear. Fitted kitchen with a range of wall and floor cupboards with contrasting worktops. Integrated gas oven and hob. Tiled splash back. Tile effect flooring. Stainless steel sink with drainer. Access to rear garden via UPVC patio doors. Spotlights to ceiling.

#### W.C.

UPVC double glazed window to front. W.C with wash hand basin.

### FIRST FLOOR

#### Family Bathroom

UPVC double glazed window to rear. Fitted bathroom suite with bath, W.C and wash hand basin. Tile effect flooring. Radiator.

#### Bedroom Two

UPVC double glazed window. Fitted carpet. Radiator. Access to En-suite.

#### En Suite

Shower cubicle. W.C with wash hand basin and vanity base unit. Tile effect flooring.

#### Bedroom Three

UPVC double glazed window. Fitted carpet. Radiator.

#### Bedroom Four

UPVC double glazed window. Fitted carpet. Radiator.

### SECOND FLOOR

#### Bedroom One

Double bedroom. Fitted carpet. Spotlights. Access to storage. Access to En-suite.

### **En Suite**

Shower cubicle. W.C with wash hand basin. Tile effect flooring.

### **Front**

Off Road parking.

### **Rear Garden**

Enclosed rear garden offering patio leading to area of lawn. Access to front.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

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

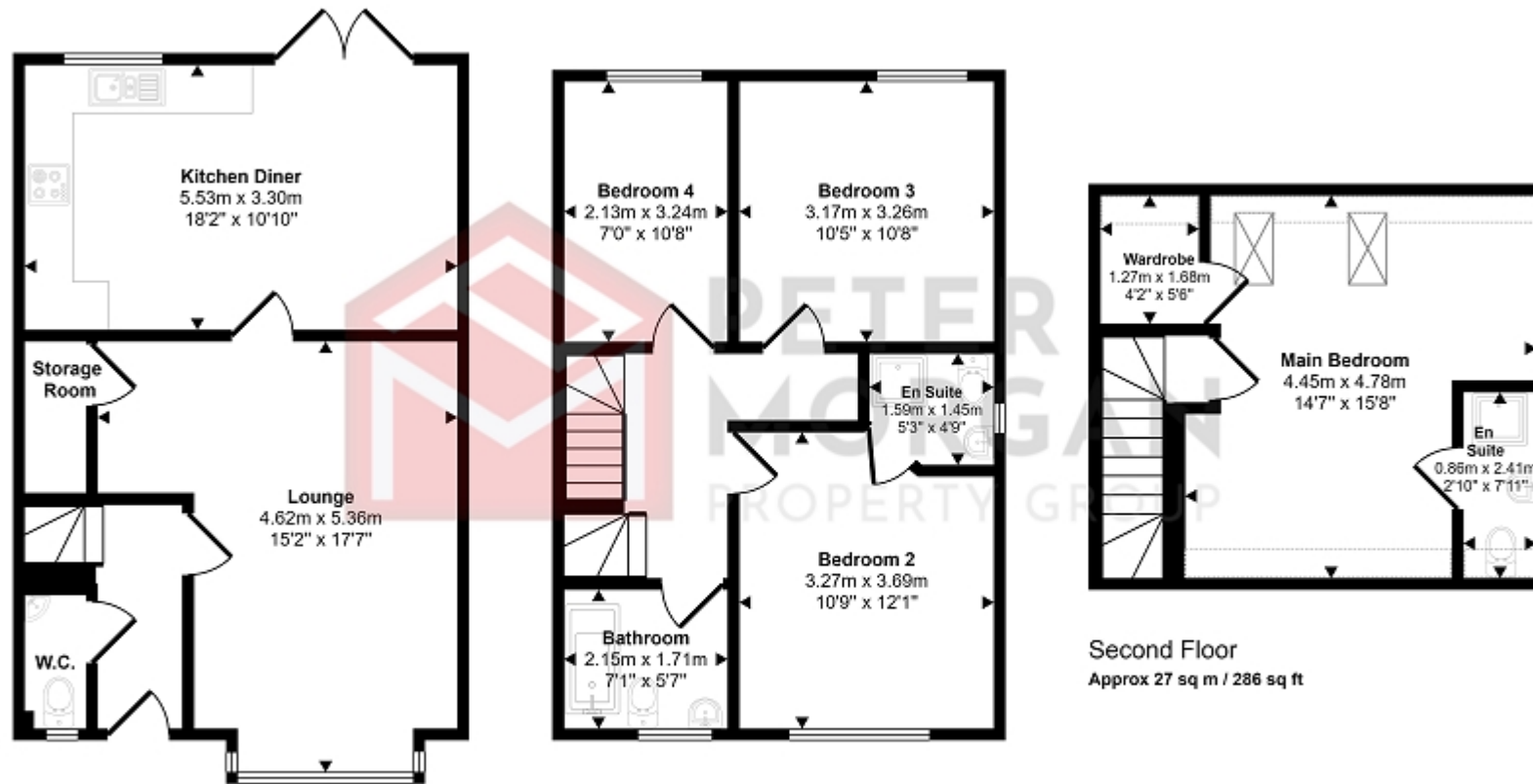
**Current council tax banding** E

**Current heating type** Combi

**Tenure (To be confirmed)** Freehold



Approx Gross Internal Area  
118 sq m / 1270 sq ft



Ground Floor  
Approx 47 sq m / 503 sq ft

First Floor  
Approx 45 sq m / 480 sq ft

Second Floor  
Approx 27 sq m / 286 sq ft

Denotes head height below 1.5m

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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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

## POSITIVELY MOVING

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