









4 Castan Road, Pontyclun, Rhondda Cynon Taff. CF72 9EH

#### Main Features

- Mid Terraced House
- Two Receptions
- Four Bedroom
- Fitted Kitchen
- Ground Floor Bathroom plus 1st
  Ground Floor Bathroom

- 1st Floor W.C.
- Forecourt and Rear Garden
- Out Buildings
- Council Tax D EPC Rating D

#### **General Information**

this 4-bedroom 2 reception roomed mid terraced house situated in the heart of the village of Pontyclun and offering family accommodation - easy access to all shopping facilities / schools etc. plus the Pontyclun Train Station.

#### Accommodation

#### **Entrance Porch**

UPVC double glazed part glazed entrance door, fully ceramic tiled walls, glazed door leading to:

#### **Entrance Hall**

Doors giving access to lounge and dining room. Door way leading to kitchen, carpeted stairs to 1st floor with storage under, central heating thermostat, radiator, fitted carpet.

## Lounge

UPVC double glazed bay window to front, central heating controls, radiator, original coved ceiling, picture rail, fitted carpet.

#### **Dining Room**

UPVC double glazed window to rear, radiator, fitted carpet, smooth finish to walls and ceiling.

#### Kitchen

Extensively fitted with a range of white fronted high gloss wall and floor units with blue dapple effect work surfaces, inset single drainer stainless steel sink unit positioned beneath, UPVC double glazed window to side, plumbed for automatic washing machine, electric cooker control point, space for fridge freezer, floor covering, radiator, smooth finish to walls and ceiling, extractor fan, white panelled door leading to rear hall.

#### Bathroom

White suite comprising low-level WC, pedestal wash hand basin, panelled bath, chrome heated towel rail, radiator, vinyl flooring, UPVC double glazed window to rear, smooth finish to walls and ceiling.

#### **FIRST FLOOR**

# Landing

Original style panel doors giving access to bedrooms one three and four, linen storage cupboard, door to WC, fitted carpet.

#### **Bedroom One**

UPVC double glazed window to rear, radiator, fitted carpet, smooth finish to ceiling.

### **Bedroom Two**

UPVC double glazed window to front, picture rail, cupboard housing wall mounted gas combination central heating boiler, fitted carpet.

#### Note

Bedroom two and three, across the front of the property now being divided.

## **Bedroom Three**

UPVC double glazed window to front, radiator, fitted carpet, white door leading to bedroom two.

#### **Bedroom Four**

UPVC double glazed window to rear, radiator, fitted carpet, smooth finish to walls and ceiling.

#### WC

UPVC double glazed window to side, low-level WC, wall mounted wash hand basin, dado rail, smooth finish to ceiling, vinyl flooring.

#### Outside

#### **Front**

Forecourt garden area with pathway leading to entrance door.

#### Rear Garden

Enclosed garden area and principally laid to patio with rear pedestrian access, range of brick/block build storage sheds having power and water.

#### **Tenure**

Freehold

#### **Council Tax**

D

## **EPC Rating**

D

#### **Viewings**

Strictly By Appointment Only

#### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding Not Specified

**Current heating type** Gas

Tenure (To be confirmed) Not Specified



















IST FLOOR

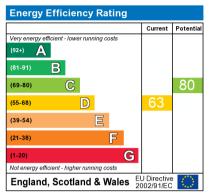
GROUND FLOOR



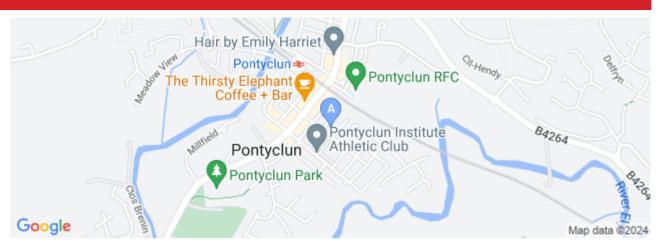
CASTANA ROAD PONTYCLUN

White every direct has been made to ensure the scalarity of the Chapter centered trees, retenued trees, and described in the control and one of the speciality or efficiency control special and on placening one of the control and one of the control and

## 4 Castan Road, Pontyclun, Rhondda Cynon Taff. CF72 9EH



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 mortagge 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

# Lettings

lettings@petermorgan.net

33-35 Windor Road, West Glamorgan SA11 1NB

# Neath Port Talbot 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











Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



Talbot Green Branch Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF talbotgreen@petermorgan.net

VAT No: 821850148

**AUCTIONS** 

www.petermorgan.net 03300 563 555





























