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WALES
SALES
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Peter Morgan Sales
Lettings & Financial

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28 Despenser Avenue, Llantrisant, Rhondda Cynon Taff. CF72 8QA



£365,000

Main Features

- Four Bedroom Detached Family House
- Lounge + Kitchen/Dining/Family Room
- Two bathrooms
- Double Glazed - Gas Central heating
- Council Tax Band: F - EPC: D
- Cul-De-Sac Location
- Garage & Driveway
- Open Rural Views
- Freehold
- No Onward Chain

General Information

Peter Morgan Property Group are delighted to bring to the market this 4-bedroom detached family property, situated in the popular area of Penygawsi, Llantrisant. Open rural aspect to rear, within walking distance of Penygawsi Junior School and the shopping area of Talbot Green. Easy access to the M4 Junction 34 at Miskin. No onward chain

Accommodation

Entrance Porch

UPVC double glazed entrance door, UPVC double glazed window to front, radiator, laminate style flooring, double cloak storage cupboard, smooth finish to walls and ceiling, open to:

Entrance Hall

Oak fronted doors giving access to lounge, kitchen breakfast room, and WC, laminate style flooring, carpeted stairs to 1st floor, smooth finish to walls, coved ceiling

W.C.

Double glazed window to side, low-level WC, radiator, wall mounted wash hand basin, smooth finish to walls, laminate style flooring.

Lounge

UPVC double glazed double opening French doors leading out onto patio area and having open rural views, laminate style flooring, radiator, dado rail, wooden fireplace surround.

Kitchen / Dining / Living Room

Kitchen Area

Fitted with range of oak fronted wall and floor units with dapple effect works surfaces inset 1 1/2 bowl sink unit positioned beneath UPVC double glazed window to front, plumbed for automatic dishwasher, electric cooker control point breakfast bar, ceramic tiled flooring, radiator, larder storage unit, storage cupboard under stairs, stable style door giving access to utility room, open to dining area.

Dining Area

UPVC double glazed double opening French doors leading out onto patio with open rural views, laminate style flooring, open to family area

Family Room

UPVC double glazed double opening French doors leading out onto patio area with open rural views, laminate style flooring.

Utility Room

UPVC double glazed window to front, UPVC double glazed half glazed door to side, inset stainless steel sink unit, matching kitchen with dapple work surfaces, plumbed for automatic washing machine, space for tumble dryer, radiator, space for fridge freezer, laminate style flooring, smooth finish to walls and ceiling.

FIRST FLOOR

Landing

Double glazed window to front, fitted carpet, smooth finish to walls, loft access, White panel doors given access to bedroom and family bathroom, Cupboard housing wall mounted 'glowworm' gas combination central heating boiler.

Bedroom One

UPVC double glazed window to rear, radiator, fitted carpet, loft access, white panel door to ensuite

En Suite

Low-level WC, pedestal wash hand basin, bath with electric shower over, double glazed window to front, radiator, ceramic tiled walling, floor covering

Bedroom Two

UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom Three

UPVC double glazed window to rear, radiator, fitted carpet, fitted wardrobes along one wall.

Bedroom Four

Double glazed window to front, radiator, painted floorboards, smooth finish to 3 walls, open storage cupboard.

Family Bathroom

White suite comprising pedestal wash hand basin, paneled bath with electric shower over, low level W.C, Double glazed window to front, fully ceramic tiled, radiator, tiled flooring.

Outside

Front

Block paved driveway leading to garage, two sets of steps leading down to entrance door and side door to utility room - extensively and well stocked landscaped front garden with mature flowers and various shrubs.

Rear

Paved patio area across the rear of the property with open rural views over the top of the lower lawn garden, wrought iron balustrade, steps leading down to lawn and being enclosed on all sides with mature trees & shrubs, side pedestrian access to front of property additional steps leading down to small veg patch / secret garden area all enclosed with mature trees and shrubs.

Garage

Single attached with up and over entrance door power and light.

Tenure

Freehold

Council Tax Band

F

EPC Rating

D

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage - not tested

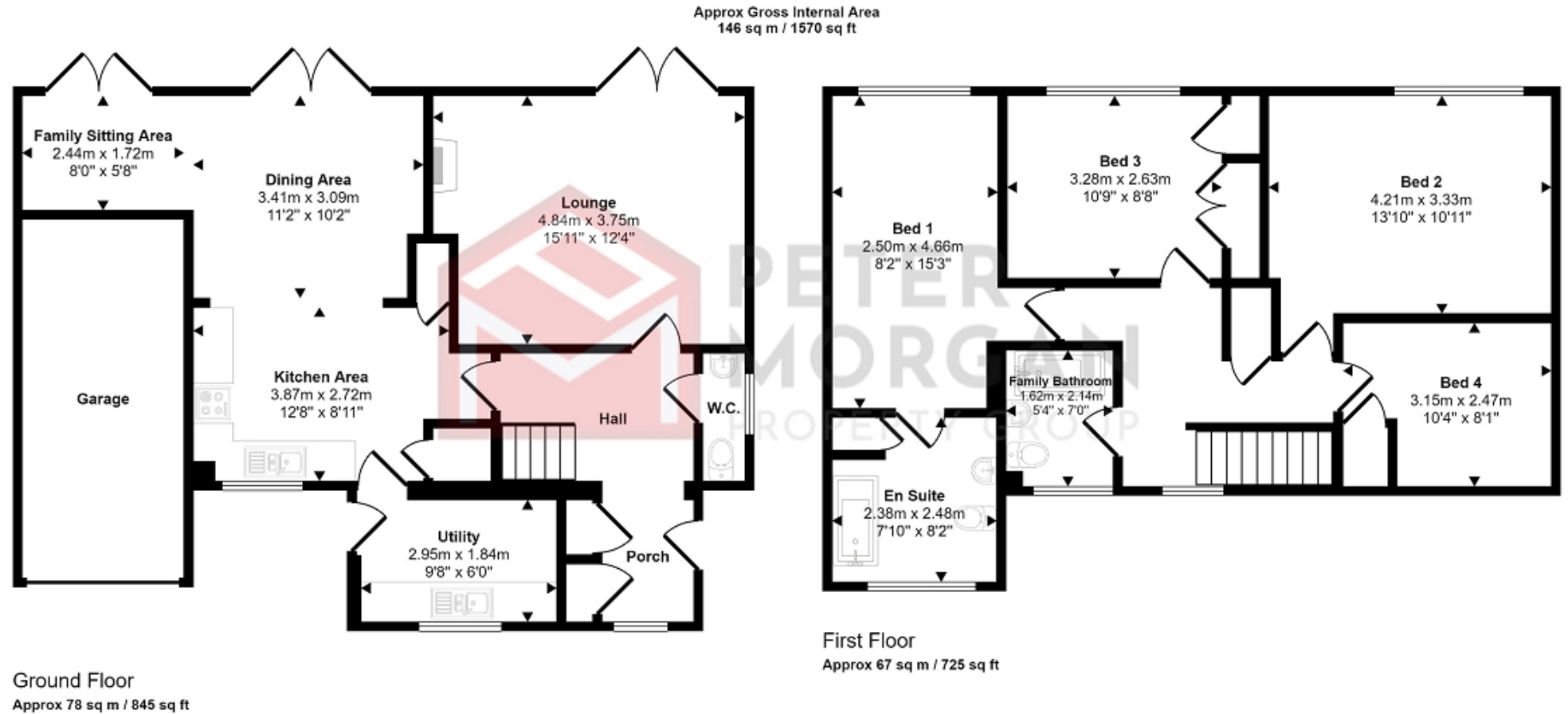
Current council tax banding F

Current heating type Gas


Tenure (To be confirmed) Freehold







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		
(69-80) C		78
(55-68) D	62	
(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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