

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

25 Cadwal Court, Llantwit Fardre, Rhondda Cynon Taff. CF38 2FA



£460,000

Main Features

- Rare to market
- 4 Double Bedroom
- Detached
- Off road parking for a number of vehicles
- Detached double garage
- W.C and En suite
- South facing rear garden
- Council Tax - F
- EPC - to be confirmed
- Freehold

General Information

Peter Morgan Property group are pleased to bring to market this very well presented 4 bedroom detached family home situated in the popular development in Llantwit Fardre.

This rare to the market property was bought by the owners from new and has been extensively refurbished during that time. It offers open plan living/dining space? downstairs W.C? playroom/home office and an additional lounge. First floor offers 4 double bedrooms (one with en-suite)? family bathroom with access to loft storage. Externally this property offers off road parking for four cars? access to detached double garage with additional area of lawn to the front of the house. Rear garden offers south facing enclosed garden with lawn and decking area.

Front

Off road parking for numerous cars, access to double detached garage, additional area of lawn to side of garage.

Lounge

UPVC patio doors to rear, wood effect flooring, log burner

Kitchen / Dining Room

Open plan living/dining offering fitted kitchen with a range of wall and floor cupboards with contrasting granite worktops, integrated oven and gas hob, wood effect flooring, sink with drainer and central mixer tap, integrated wine fridge, high gloss storage cupboards, radiator, spotlights to ceiling, Tri-fold doors for access to rear garden

Study/Office/Playroom

UPVC double glazed window to front, fitted carpet, radiator

W.C.

UPVC double glazed window, wood effect flooring, W.C with wash hand basin, radiator

FIRST FLOOR

Bedroom One

UPVC double glazed windows, fitted carpet, integrated wardrobes, decorative light fitting, radiator, access to En-Suite

En Suite

UPVC double glazed window, fitted en-suite with shower cubicle, W.C and wash hand basin with vanity base unit, wall mounted heated towel rail

Bedroom Two

UPVC double glazed window to front, fitted carpet, radiator

Bedroom Three

UPVC double glazed window to rear, fitted carpet, radiator

Bedroom Four

UPVC double glazed window to rear, fitted carpet, radiator

Family Bathroom

UPVC double glazed window, fitted suite with mains shower over bath, W.C and wash hand basin with vanity base unit, wood effect flooring, radiator

Rear

SOUTH FACING enclosed rear garden, mainly lawn with patio and decking area, side access to front

Detached Double Garage

Electric up and over garage door, plumbing for washing machine, electric and lighting

Note

NB - Service charge £300.00 per annum paid 6 monthly at £150.00

Viewings

Strictly By Appointment Only

Utilities

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

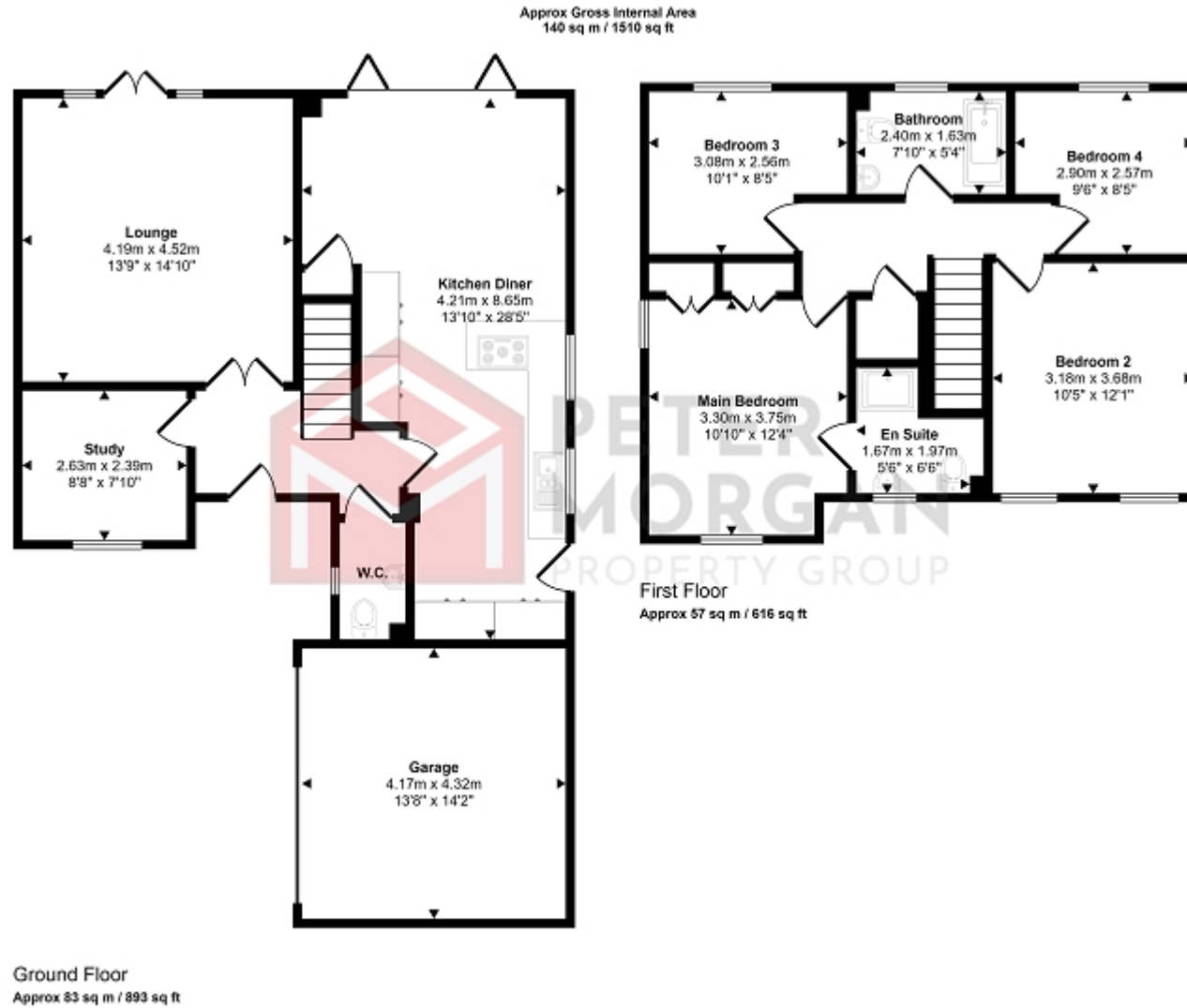
Current council tax banding F

Current heating type Combi

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	
(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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