

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



6 Trem Y Garth, Llanharry, Nr Pontyclun, RCT. CF72 9NL



£229,950

Main Features

- Three Bedroom
- Semi Detached
- Gas Central Heating
- Off Road Parking
- Freehold
- Epc Rating D
- Council Tax band C

General Information

Peter Morgan Estate Agents are pleased to offer to the market this Modern 3 bed Semi detached house Conveniently Located a Few Minutes Car Drive from Pontyclun Shops & Local Rail Station. Local Shops and Schools a Short Distance away.

Accommodation

Entrance Hall

Lounge

Upvc Double glazed window to front, radiator, access to storage

Kitchen / Dining Area

Offering a range of cream wall and floor cupboards with worktops, integrated hob and oven, wall mounted stainless steel extractor fan, inset sink with drainer, window to rear, dining area with patio doors leading to garden, radiator.

FIRST FLOOR

Landing

Double glazed window to side. Loft access. White panels door to all bedroom and bathroom accommodation.

Bedroom One

UPVC double glazed window, carpet, radiator

Bedroom Two

UPVC double glazed window, fitted carpet, radiator

Bedroom Three

UPVC double glazed window, fitted carpet, radiator,

Family Bathroom

UPVC double glazed window, fitted bathroom suite with W.C, wash hand basin with shower over bath, wall mounted glass shower screen

Outside

Front

Off road parking, side access to rear garden

Rear Garden

Tenure

Freehold

Council Tax

C

EPC Rating

D

Viewings

Utilities


Mains electricity, mains water, mains gas

Current council tax banding C

Current heating type Gas

Tenure (To be confirmed) Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

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.



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Talbot Green Branch
Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF
talbotgreen@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

