









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

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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





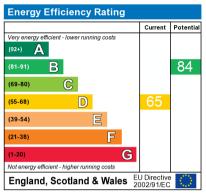




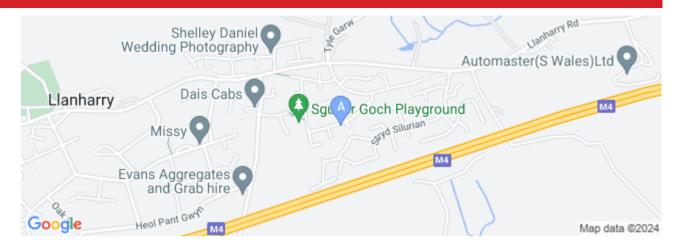




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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



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