

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



3 Clos Pinwydden, Llanharry, Rhondda Cynon Taff. CF72 9GG

£265,000



Main Features

- Three bedroom
- Semi Detached
- Intergal Garage
- W.C
- Recently upgraded kitchen
- Enclosed rear garden
- Off road parking
- Leashold will be FREEHOLD on Completion
- EPC - To be confirmed
- Council Tax - D

General Information

Peter Morgan Property Group are delighted to bring to market this 3 Bedroom semi detached family home conveniently Located a Few Minutes Car Drive from Pontyclun Shops & Local Rail Station. Local Shops and Schools a Short Distance away.

Lounge

UPVC double glazed window. Wood effect flooring. Radiator.

Dining Room

Double door to rear garden. Wood effect flooring. Radiator.

Kitchen

Upgraded kitchen with a range of marble effect wall and floor storage cupboards offering contrasting worktops, Integrated oven and hob with wall mounted extractor fan, Integrated dishwasher, Breakfast bar, access to pantry and garage.

W.C.

W.C with wash hand basin. Radiator.

FIRST FLOOR

Bedroom 1

UPVC double glazed window, fitted carpet, access to storage, radiator.

Bedroom 2 (Rear)

Window to rear, fitted carpet, radiator.

Bedroom 3 (Front)

UPVC double glazed window to front, fitted carpet, access to storage, radiator.

Family Bathroom

Fitted bathroom suite with shower over L shaped bath, W.C and wash hand bain with vanity base unit, wall mounted glass shower screen.

Front

Nicely landscaped front garden with decorative slate, area of lawn and drive way for off road parking

Rear

Enclosed rear garden offering patio and lawned area . Access to front of property

Garage

Up and over garage door - Power and lighting. Boiler

Tenure

Leasehold but will be sold FREEHOLD ON COMPLETION

Viewings

Strictly By Appointment Only

Utilities

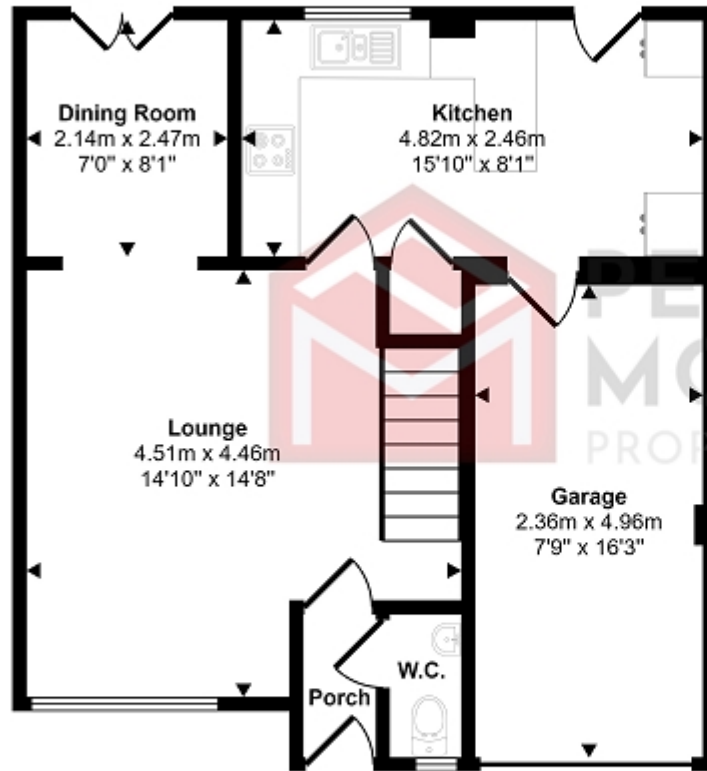
Mains electricity, mains water, mains gas, mains drainage (service not tested)

Current council tax banding	D
Current heating type	Combi
Tenure (To be confirmed)	Leasehold

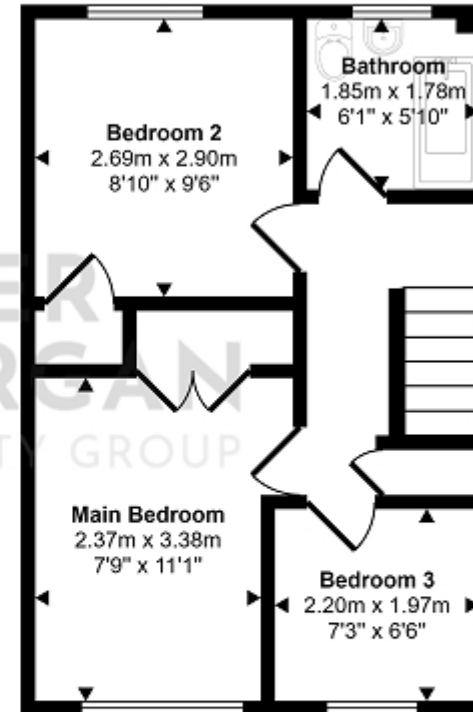




Approx Gross Internal Area
86 sq m / 929 sq ft




Ground Floor
Approx 53 sq m / 569 sq ft



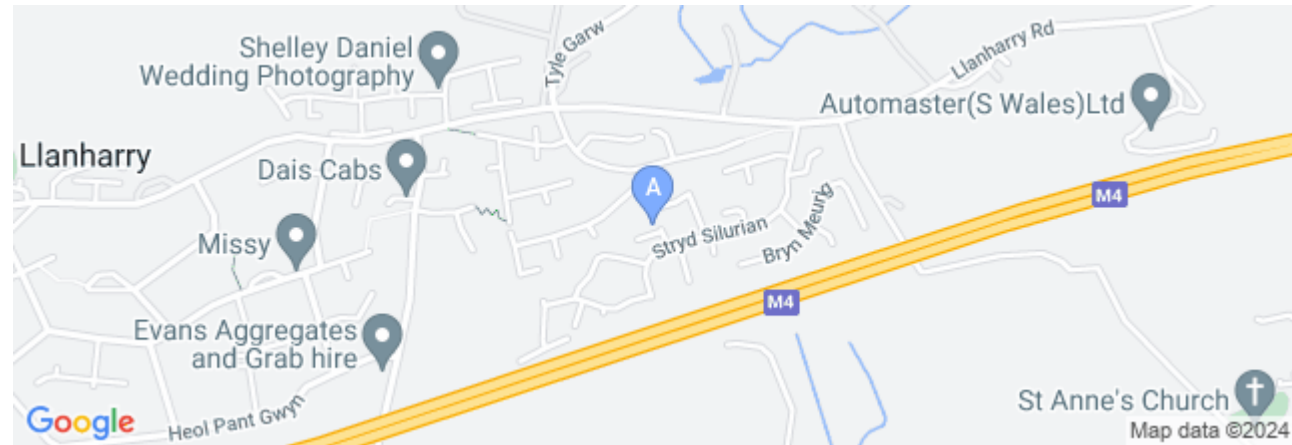
First Floor
Approx 33 sq m / 360 sq ft

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.

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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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PETER MORGAN

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