

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



2 Terry's Way, Llanharan, Pontyclun, Rhondda Cynon Taff. CF72 9UJ



£450,000

Main Features

- Rare to market
- This style is 1 of 4 on the estate
- Beautifully presented rear garden
- Detached double garage
- No Chain
- Open plan living space
- South facing rear garden
- Council tax - F
- EPC - C
- FREEHOLD

General Information

Peter Morgan Property Group are delighted to bring to market this beautifully presented, larger than average, 4 bedroom detached family home situated in the popular development in Llanharan Village.

Conveniently located offering easy access to the M4 and Junction 34. 10 minute walk for Railway access via Llanharan Train Station for direct route Cardiff Town Centre.

Larger than average - this style is only 1 of 4 on the estate.

Lounge

UPVC double glazed bay window. Amtico flooring. Living flame gas fire with surround. 2 x decorative light fitting s. Radiator. Numerous electric points. Double doors to dining room.

Dining Area

UPVC double glazed patio doors to rear garden. Amtico flooring. Radiator. Decorative light fitting. Access to kitchen.

Kitchen

Open plan kitchen dining area. Fitted kitchen with a range of wall and floor cupboards offering wood effect worktops. Integrated oven and hob with wall mounted stainless steel extractor fan. Stainless steel sink and drainer with central mixer tap. Tile flooring. Space for dining table and chairs. Tiled flooring. Spotlights to ceiling. UPVC double glazed patio doors to rear.

Study

UPVC double glazed window. Amtico flooring.

W.C.

W.C with wash hand basin. Radiator. Tiled flooring.

Utility

Utility room fitted with plumbing for washing machine. Space for tumble dryer. Stainless steel sink with drainer. Combi boiler. Tiled flooring. Access to side of property.

FIRST FLOOR

Bedroom 1

Larger than average double bedroom - UPVC double glazed window. Amtico flooring. Radiator. Access to 2 double built in wardrobes. Access to En-Suite.

Bedroom 1 En-Suite

2 x UPVC double glazed window. Shower cubicle. W.C with wash hand basin. Wood flooring. Wood flooring.

Bedroom 2

UPVC double glazed window. Fitted carpet. decorative light fitting. Radiator. Access to double built in wardrobes

Bedroom 3

UPVC double glazed window. Fitted carpet. Radiator. Access built in wardrobes

Bedroom 4

UPVC double glazed window. Fitted carpet. Radiator. Access built in wardrobes

Family Bathroom

UPVC double glazed window. Fitted family bathroom suite with shower over bath, W.C and wash hand basin. Wall mounted glass shower screen. Decorative tiled flooring. Radiator.

EXTERNALLY

Front

Very well presented front garden. Path to front door with area of lawn. A range of mature shrubs.

Rear

SOUTH FACING - Beautifully presented enclosed rear garden. Area of lawn with path to detached double garage. Off road parking.

Detached Double Garage

Double garage with electric and light.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding Not Specified

Current heating type Combi

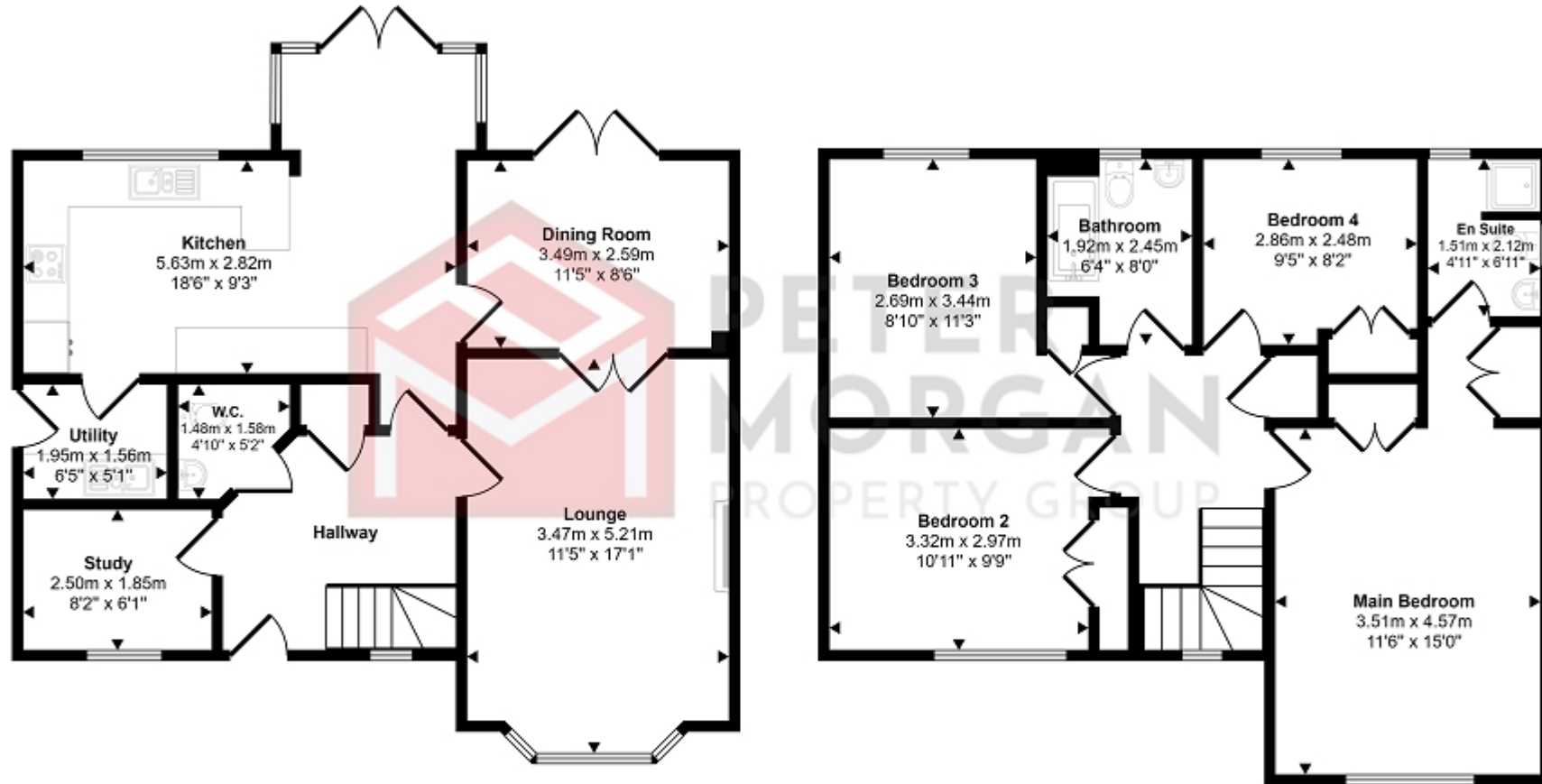
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
136 sq m / 1461 sq ft



Ground Floor
Approx 69 sq m / 737 sq ft

First Floor
Approx 67 sq m / 723 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	71	
(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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