

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**7 Fitzwilliam Close, Cross Inn, Rhondda Cynon Taff. CF72 8BN**



**PETER MORGAN**

**£225,000**

### Main Features

- NO CHAIN
- Three Bedroom
- Popular Location
- Larger then average rear garden
- Off road parking
- EPC - To be confirmed
- Council Tax - C
- FREEHOLD

### General Information

Peter Morgan Property Group are pleased to offer for sale this lovely three bedroom detached family home tucked away on the ever popular Hunters Gate development and being only a short distance from the local amenities with Talbot Green and J34 of the M4 motorway both being a little further distance from the property.

### Lounge

UPVC double glazed window to front. Wood effect flooring. Access to storage. Radiator.

### Kitchen / Dining Room

UPVC double glazed patio doors to rear. Fitted kitchen with a range of wall and floor cupboards offering contrasting worktops. Wood effect flooring. Spotlights. Integrated oven,hob and washing machine. Space for dining table and chairs.

### FIRST FLOOR

#### Family Bathroom

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

### Bedroom 1

UPVC double glazed window. Fitted carpet. Radiator

### Bedroom 2

UPVC double glazed window. Fitted carpet. Radiator

### Bedroom 3

UPVC double glazed window. Fitted carpet. Radiator

### Front

Off road parking. Path leading to front door with lawned area

### Rear

Larger than average enclosed rear garden. Patio with lawned area

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not Tested )

### Current council tax banding

C

### Current heating type

Combi


### Tenure (To be confirmed)

Freehold





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

## Talbot Green Branch

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