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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



15 Campton Place, Beddau, Rhondda Cynon Taff. CF38 2RT



**£255,000**



## Main Features

- Semi-Detached House
- Lounge, Dining room & Conservatory
- Fitted Kitchen with Some Appliances
- Three Bedrooms
- Family Bathroom with Shower
- Has C.H.
- Double Glazed
- Front & Rear Garden
- Off Road Parking
- EPC:C Council Tax: C

## General Information

Peter Morgan Property Group are pleased to offer For Sale this Three bedroom semi-detached house set in a cul-de-sac of similar modern properties on the Gwaun Miskin Development at Beddau. Few minutes drive to the By-Pass road giving easy access to the retail parks of Talbot Green and the M4 at Miskin (J34)

## Entrance Porch

UPVC double glazed part glazed entrance door with matching side panel, UPVC double glazed window to side, ceramic tiled flooring, smooth finish to walls and ceiling, fitted dark wood effect furniture incorporating draw units and coat storage unit, fully glazed UPVC double glazed door leading to entrance hall.

## Entrance Hall

Double opening half glazed doors to lounge, ceramic tile flooring to match porch, carpeted stairs to 1st floor, smooth finish to walls and ceiling, radiator.

## Lounge

UPVC double glazed window to front with wooden Venetian blind, radiator, laminate style flooring, smooth finish to walls and ceiling, coved ceiling, square archway to dining room, under stairs storage cupboard, log burner with wooden mantle and slate hearth

## Dining Room

UPVC double glazed patio doors leading to conservatory, radiator, laminate style flooring, smooth finish to walls and ceiling, doorway.

## Conservatory

UPVC double glazed on three sides with opening quarter lights, dwarf walling, double opening French doors to side, polycarbonate roof, fan and light unit, ceramic tile flooring, fitted storage cupboard, radiator.

## Kitchen

UPVC double glazed fully glazed door leading out onto rear garden, UPVC double glazed window to rear and side. Fitted with a range of white fronted high gloss wall and floor units with black dapple effect work surfaces, inset single drainer stainless steel sink unit, built under oven and hob, cooker hood, space for fridge freezer, plumbed for automatic washing machine, plumbed for slimline dishwasher, tiled splash areas, ceramic tiled flooring.

## FIRST FLOOR

### Landing

UPVC double glazed window to side, fitted carpet, smooth finish to walls and ceiling, loft access with up and over ladder wall mounted combination central heating boiler, partly boarded with light. White panel doors giving access to all the bedroom and bathroom accommodation

### Bedroom One

UPVC double glazed window to front with wooden Venetian blind, radiator, fitted carpet, smooth finish to walls and ceiling, wired for two wall lights, two double fitted wardrobes

### Bedroom Two

UPVC double glazed window to rear with wooden Venetian blind, radiator, fitted carpet, smooth finish to walls and ceiling.

### Bedroom Three

UPVC double glazed window to front with wooden Venetian blind, radiator, fitted carpet, smooth finish to walls and ceiling, fitted single wardrobe.

### Family Bathroom

UPVC double glazed window to rear, white suite comprising vanity wash hand basin, concealed system WC, panel spa bath with centre mixer taps, domestic hot water thermostat-controlled shower over, fully ceramic tiled walling, ceramic tiled flooring, chrome heated towel rail, smooth finish to ceiling with a range of sunken spotlight, electric underfloor heating.

### Outside

#### Front

Block paved driveway offering off road parking with gates leading to the side of the property, Cotswold stone coloured gravel area, pathway to entrance door

#### Rear Garden

Fully enclosed rear garden with various patio areas, raised flower and shrub borders, side access, large garden shed with power.

### Council Tax

C

### EPC Rating

C

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains water, mains gas, mains drainage (Not Tested)

**Current council tax banding** Not Specified

**Current heating type** Gas

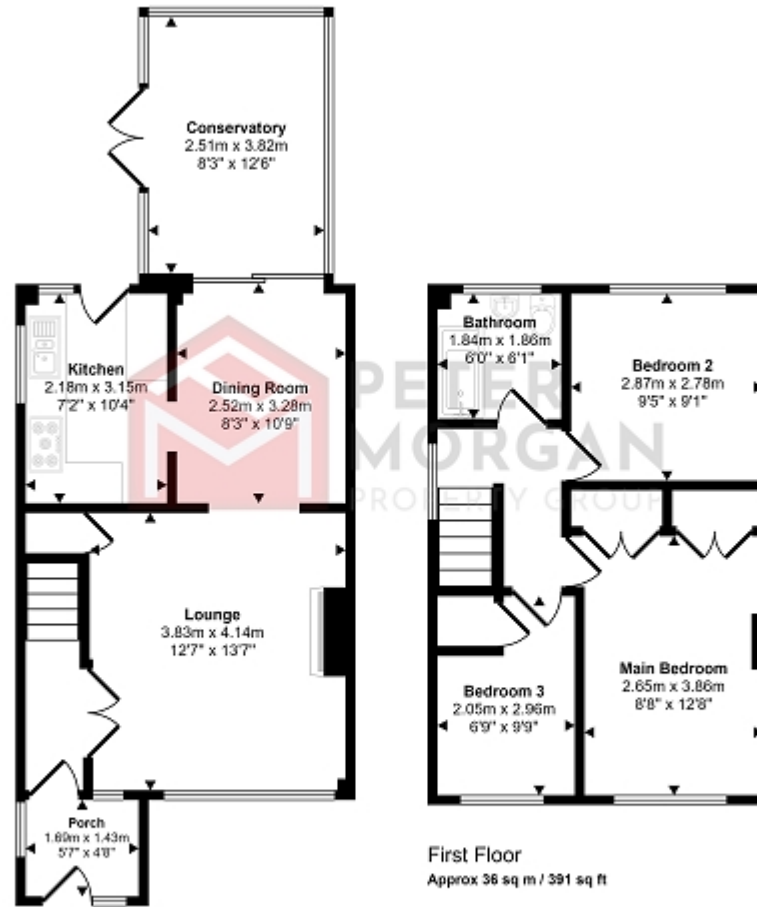
**Tenure (To be confirmed)** Freehold








Approx Gross Internal Area  
88 sq m / 916 sq ft



Ground Floor  
Approx 48 sq m / 526 sq ft

First Floor  
Approx 36 sq m / 391 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 Snuppy 360.

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.

**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



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

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

