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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



33 Bronhaul, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8HW



PETER MORGAN

**£180,000**

## Main Features

- No Chain
- Three Bedroom
- Downstairs WC
- Double Glazed
- Gas Central Heating
- Council Tax B
- EPC C

## General Information

Peter Morgan Property Group are delighted to offer to the market this three bedroom terraced family house in the popular area of Talbot Green.

The property benefits from double glazing, gas central heating and in a prime location offering easy walking to the Talbot Green Retail Park - Y Pant School catchment area.

Ground floor this property offers lounge, dining room, fitted kitchen and W.C.

First floor offers 3 bedroom, fitted family bathroom and boiler/storage cupboard.

## Accommodation

### Entrance Hall

UPVC double glazed door to front, wood effect flooring, access to WC, lounge and kitchen.

### Lounge

Double glazed window to front, wood effect flooring, radiator, fireplace with surround.

### Dining Room

Double glazed window to rear, wood effect flooring, fireplace with surround.

### Kitchen

Double glazed window to rear, fitted kitchen with a range of grey wall and floor cupboards with contrast and wood effect worktops, range type cooker, plumbing for washing machine, stainless steel sink with drainer, access to rear.

### WC

Double glazed window to front, WC, with wash handbasin, wood effect flooring, radiator.

## FIRST FLOOR

### Landing

Fitted carpet, access to all bedrooms and family bathroom, cupboard housing Ideal logic, Combi 30 boiler.

### Bedroom One

Double glazed window to front, wood effect flooring, radiator, access to storage.

### Bedroom Two

Double glazed window to rear, wood effect flooring, access the storage, radiator.

### **Bedroom Three**

Double glazed window to rear, wood effect flooring, radiator.

### **Family Bathroom**

Family bathroom fitted with shower over bath, WC, wash, handbasin, double glazed window to front, wood effect vinyl flooring.

### **Outside**

#### **Front**

Enclosed front garden with path to front door, mature shrubs and plants.

#### **Rear Garden**

Path leading to rear access, patio, area of lawn.

### **Tenure**

#### **Council Tax**

B

#### **EPC Rating**

C

#### **Viewings**

Strictly By Appointment Only

#### **Utilities**

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

#### **Current council tax banding**

B

#### **Current heating type**

Gas

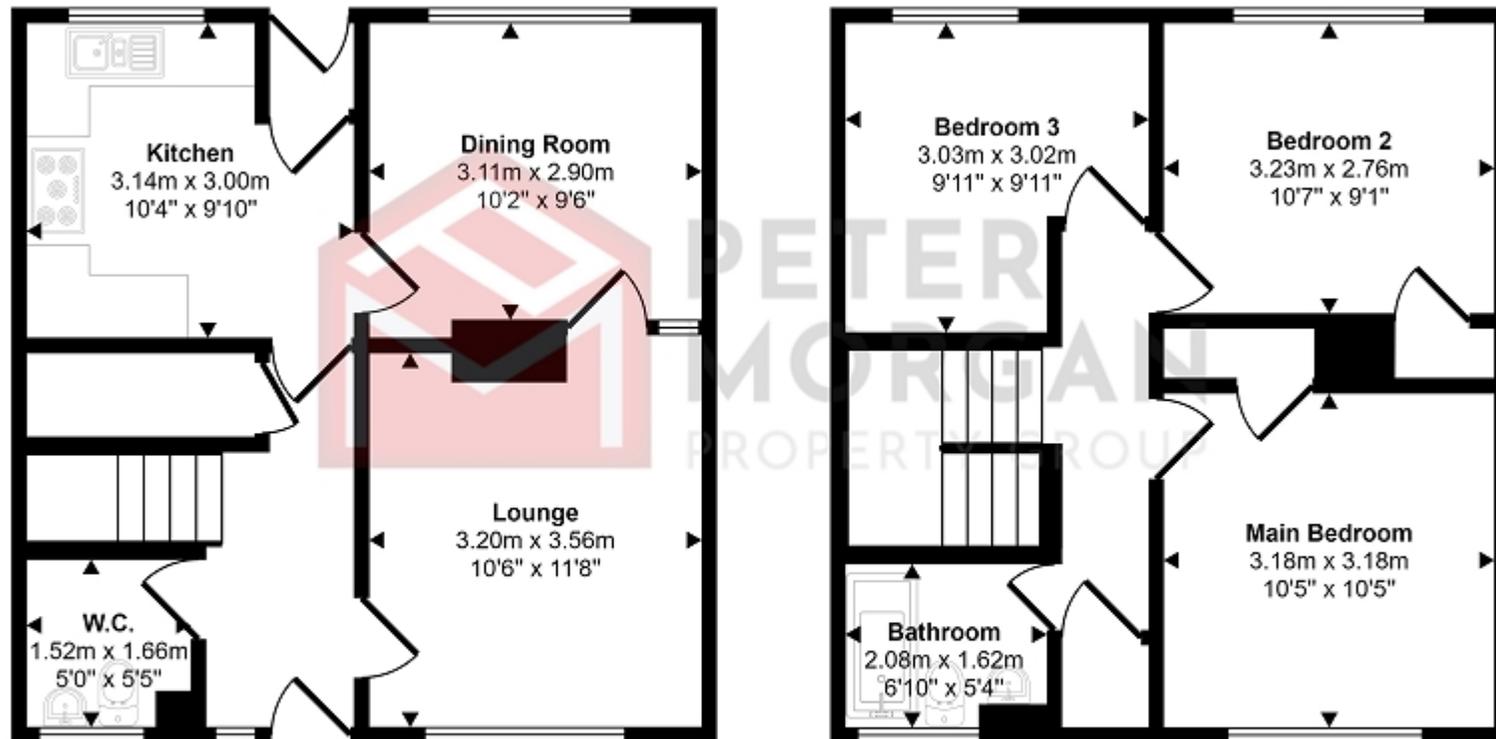
#### **Tenure (To be confirmed)**

Freehold





Approx Gross Internal Area  
87 sq m / 939 sq ft



Ground Floor  
Approx 44 sq m / 472 sq ft

First Floor  
Approx 43 sq m / 467 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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(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

## POSITIVELY MOVING

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