

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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Nantlais Llanharan, Pontyclun, Rhondda Cynon Taff. CF72 9NH



PETER MORGAN

£700,000

Main Features

- 5 Bedroom
- Bungalow
- Own private grounds
- Own Paddocks
- Shower room and Bathroom
- Gated entrance
- Off road parking
- EPC - TBC Council Tax E
- Approx 2 Acres Small holding
- FREEHOLD

General Information

Peter Morgan Property Group are pleased to bring to market this 5 Bedroom bungalow in Llanharan. Natlais is truly one of a kind.

Nantlais stands on its own private grounds comprising of it's very own paddock with ranch fencing lined with conifer trees, a further two mature trees, chicken run/ small animal enclosure. The side of the property offers more open land with stone built pond, pergolas and sun terrace.

Internally this property offers -

Ground floor - 3 bedrooms, lounge, kitchen diner, shower room, bathroom, access to converted garage.

First floor - 2 Bedrooms.

Lounge

UPVC double glazed windows and patio doors, wood effect flooring, radiator

Kitchen / Dining Area

UPVC double glazed window and patio doors, fitted kitchen with a range of high gloss wall and floor cupboards with contrasting work tops. Tiled splash back. Integrated oven and hob. Sink with central mixer tap. Spotlight to ceiling. Tiled flooring. Space for dining table and chairs. Access to shower room.

Shower Room

UPVC double glazed window, Walk in shower, W.C and wash hand basin with vanity base unit.

Bedroom One

UPVC double glazed window. laminate flooring. Radiator.

Bedroom Two

UPVC double glazed window, laminate flooring. Radiator.

Bedroom Three

UPVC double glazed window. Laminate flooring . Radiator.

FIRST FLOOR

Bedroom Four

2 Velux window . Fitted carpet. Radiator. Storage

Bedroom Five

Velux window. Fitted carpet. Radiator.

Garage Conversion

UPVC double glazed doors to front, heating, power and light.

Grounds

Nantlais stands in its own grounds offering gated entrance, its own paddocks, small animal enclosure, pagola on the sun terrace and childrens tree house.

Mortgage Advice

Mortgage Advice: PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free? no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at ben@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time

Viewings

Strictly By Appointment Only

Utilities

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


Current council tax banding E

Current heating type None

Tenure (To be confirmed) Freehold





| 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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