

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



18 Hillcrest, Brynna, Pontyclun, Rhondda Cynon Taff. CF72 9SJ



£220,000

Main Features

- No chain
- Three bedroom
- Semi-Detached
- Garage
- Enclosed rear garden
- Far reaching views to front
- Freehold
- Council Tax - C
- EPC - C

General Information

No chain - Peter Morgan property group are pleased to bring to market this vacant three bedroom, semi detached home in Brynna.

Situated on this established development and being only a short distance from the local amenities including Llanharan Park and Ride railway station, Talbot Green and J34 of the M4 motorway are both within 5 mins. car drive

Offering open plan living/dining and kitchen. First floor offer 3 bedrooms and family bathroom.

This property benefits from a garage directly across the road from the property.

Lounge/diner

Kitchen

FIRST FLOOR

Family Bathroom

Family bathroom with Bath, Shower cubicle, W.C and wash hand basin. Tile effect flooring. Extractor fan.

Bedroom 1

UPVC double glazed window to front offering far reaching views. Wood effect flooring. Radiator. Access to storage.

Bedroom 2

UPVC double glazed window. Fitted carpet. Radiator

Bedroom 3

Velux window. Fitted carpet. Radiator.

Front

Step leading to front door. Astroturf. Far reaching views

Rear Garden

Enclosed rear garden. Decking. Shed

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding C

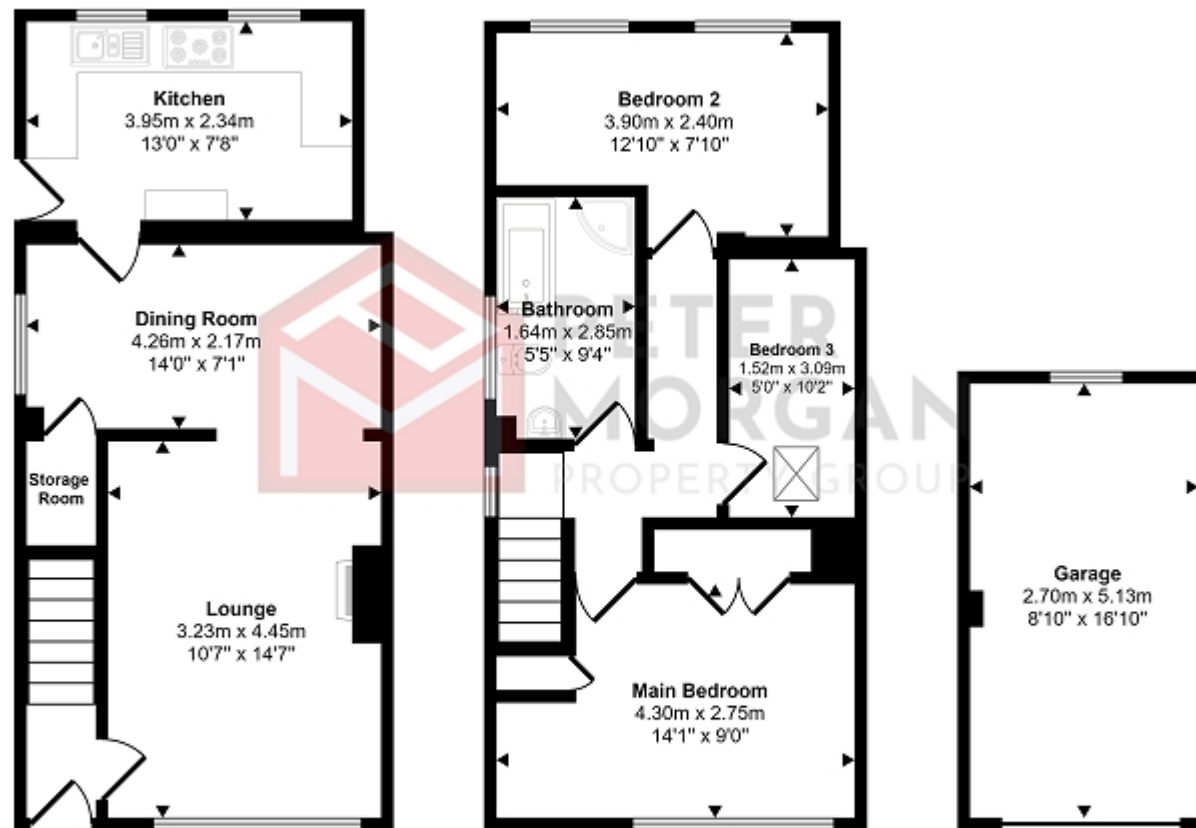
Current heating type Combi

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
92 sq m / 985 sq ft




Ground Floor
Approx 39 sq m / 418 sq ft

First Floor
Approx 39 sq m / 418 sq ft

Garage
Approx 14 sq m / 149 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		86
(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.

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



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



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

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

www.petermorgan.net
03300 563 555

